



### Location

The property is situated within the South Lowestoft Industrial Estate, approximately 3 miles to the south of Lowestoft town centre and the port. The entrance to the estate is directly off the A12 and the subject property lies close to the entrance, just off the junction of Cooke Road with Tower Road. The estate is the town's prime industrial, trade and out of town retail area with occupiers in the immediate vicinity including: Travis Perkins, Smith Bros Timber, Group 1, Aldi, Costa, Screwfix and Topps Tiles.

### Description

The property comprises two detached units:

The Eastern Warehouse comprising 3 interconnecting warehouses of concrete frame construction with side loading doors.

The Western Warehouse comprising 3 bays, also of concrete frame construction with rear warehouse accommodation and side loading doors and front office and staff accommodation.

The property generally has the following features:

- Prominent position on main spine road of estate
- Gated entrance and large yard (extra yard also available)
- Flexible accommodation with potential to split
- Good office provision with comfort cooling
- Min eaves height of 5.3 to 5.4 metres

### Accommodation

Eastern Warehouse - 9,157 sq ft (851 sq m).  
Western Warehouse - 7,437 sq ft (691 sq m).

The total GIA of the buildings is **16,594 sq ft (1,542 sq m)**.

The gross site area is approximately 0.77 acres (0.31 hectares).  
The extra yard area is approximately 0.25 acres (0.10 hectares)

### Tenure & Terms

The property (edged red) is being offered for sale, on a freehold basis with vacant possession. The extra yard area (edged blue) can also be made available.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

### Price

OIRO **£850,000 plus VAT**. Extra yard area price on application.

### Energy Performance Certificate

The property has an Energy Performance Asset Rating of (TBC). Full details are available from the letting agents.

**SUBJECT TO CONTRACT**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

## Rates

The Valuation Office Agency website indicates that the current Rateable Value is £58,500. This is not the annual rates payable.

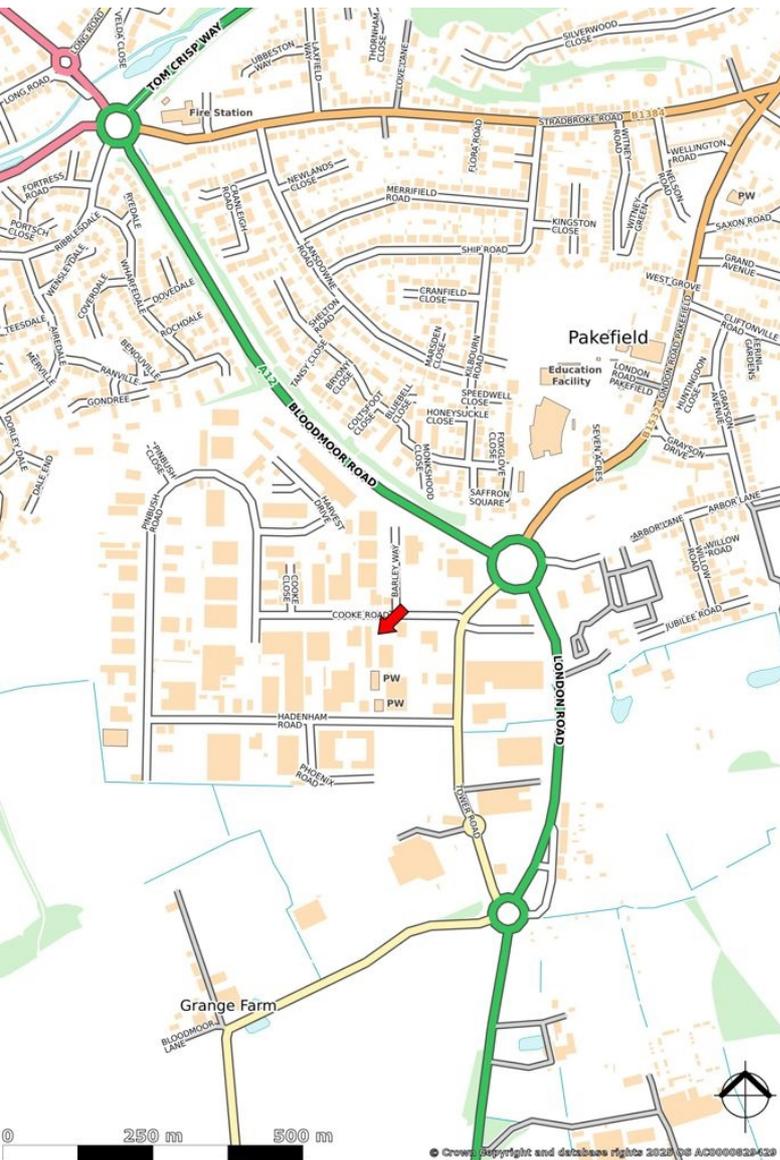
## Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
01603 756338 / 07496 164609  
grahamj@rochecs.co.uk

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

**Chris Watkins**  
**Roche Chartered Surveyors**  
01603 756336 / 07742 960315  
chrisw@rochecs.co.uk



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#### IMPORTANT NOTICE

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