

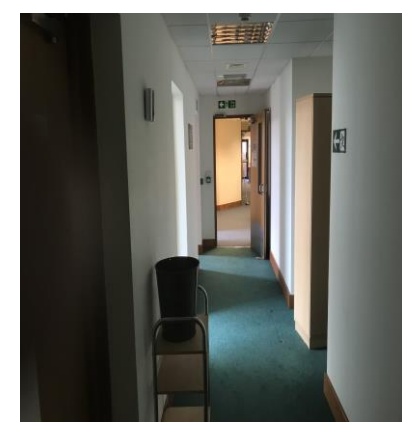
SERVICED OFFICES AVAILABLE

**SPACES RANGING FROM
96 - 3218 SQ FT
AT £10 - £20 PER SQ FT**

- Electric door entry system can be added for extra security
- 24-hour access
- Car parking
- Easy access to A47
- Multiple office spaces spread over three floors, for flexibility and diversity
- Kitchen and WC facilities



Old Court Buildings
Old Nelson Street
Lowestoft
Suffolk
NR32 1EQ



Full Description:

Peter Colby Commercials has recently acquired the Old Magistrates Court building located in Lowestoft, and as such have renamed the building as Old Court Buildings. Prices for monthly rent include utilities and rates, but we can also offer non-serviced offices at a lower rate if you desired, via a sub meter.

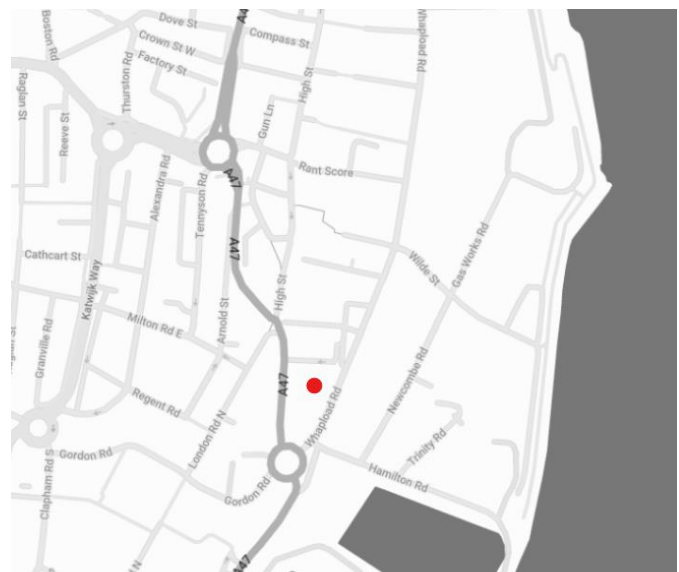
The Old Court Buildings are located on Old Nelson Street with the rear of the property and the off-road parking situated on Whapload Road. The property itself was built in the 1980's and is of brick construction with the offices spread over three floors; allowing flexibility for potential tenants. We can offer space from 100sq ft up to the whole building 16,996sq ft.

EPCs:

There are different EPCs for the different suites. Please contact Peter Colby Commercials for further information.

Location:

The property is located just off the A47 in Lowestoft, coming off Gordon Road Roundabout onto Whapload Road. It is situated within a mile of Lowestoft Train Station and within half a mile of bus stops on the A47 itself, as well as being within half a mile of the beach and Ness Point.



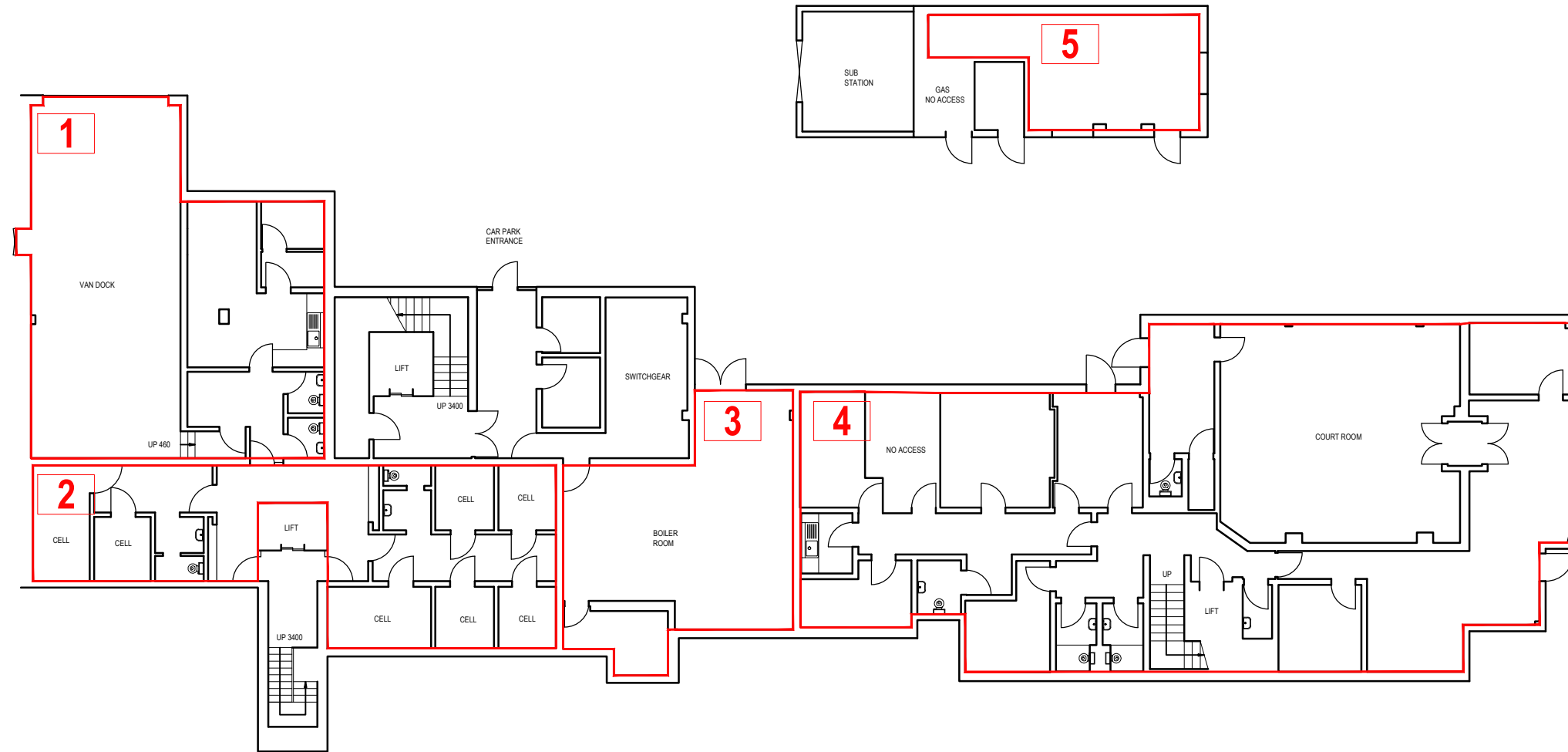
SUBJECT TO CONTRACT

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

IMPORTANT NOTICE

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- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Peter Colby Commercials Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



- 1 - 107.2sqm
- 2 - 82.8sqm
- 3 - 57.2sqm
- 4 - 268.5sqm
- 5 - 28.2sqm

GROSS INTERNAL 609m2
OUTBUILDING 37m2



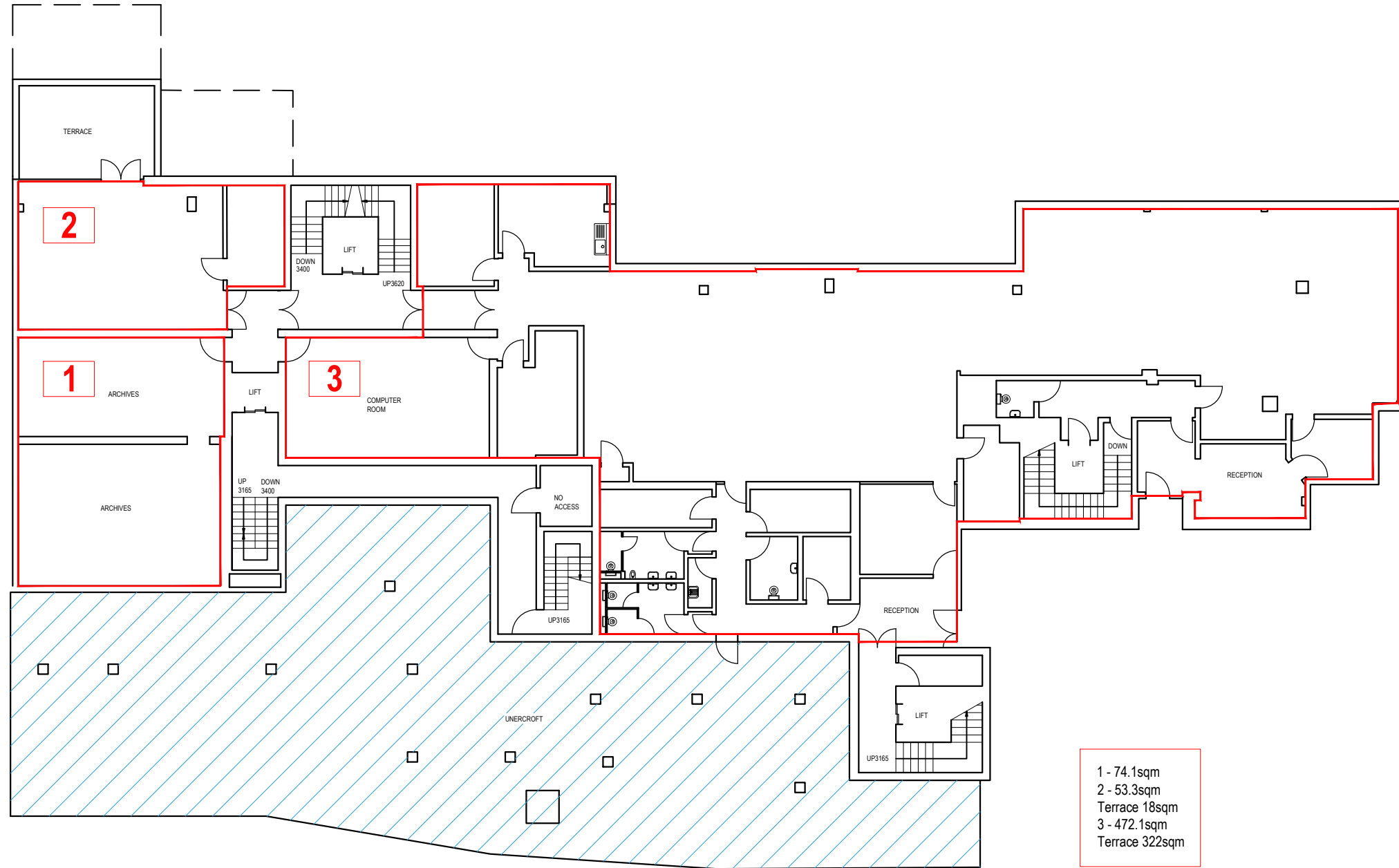
NOTES:
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PROJECT NAME
Magistrates Court - Lowestoft

DRAWING NAME
Ground Floor Plan - Demise

REV	DESCRIPTION	DATE
Purpose of Issue INFORMATION		
Drawn	Checked	-
Date	16.02.23	
Scale	1:200	@A3
Project Number	Sheet Number	Rev
4040	DR-03-001	-



1 - 74.1sqm
 2 - 53.3sqm
 Terrace 18sqm
 3 - 472.1sqm
 Terrace 322sqm



GROSS INTERNAL 718m2
 FIRST FLOOR



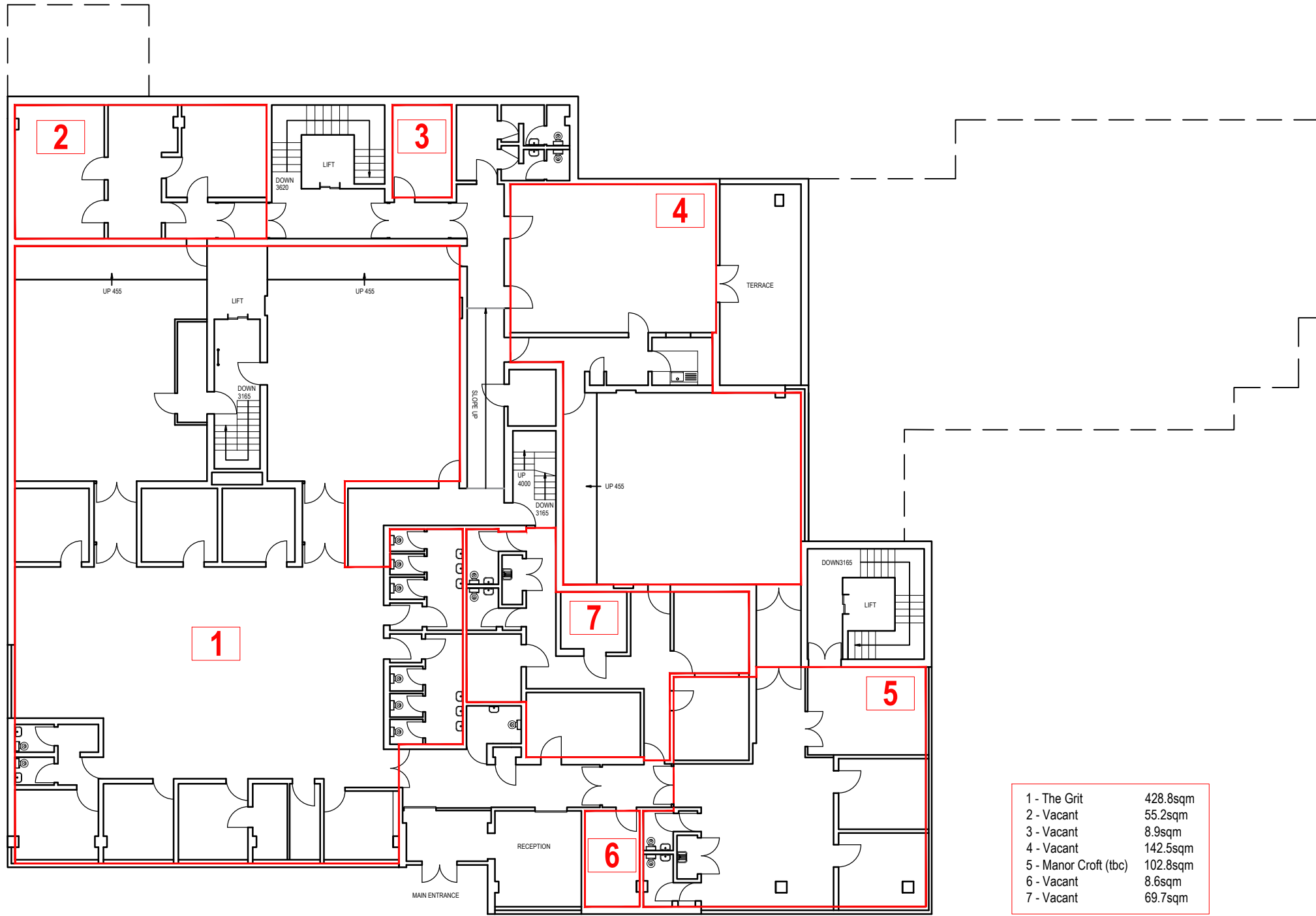
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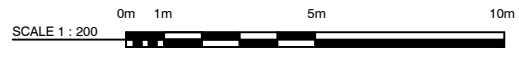
PROJECT NAME
 Magistrates Court - Lowestoft

DRAWING NAME
 First Floor Plan - Demise

REV	DESCRIPTION	DATE
Purpose of Issue INFORMATION		
Drawn	Checked	-
Date	16.02.23	
Scale	1:200	@A3
Project Number	Sheet Number	Rev
4040	DR-03-001	-



1 - The Grit	428.8sqm
2 - Vacant	55.2sqm
3 - Vacant	8.9sqm
4 - Vacant	142.5sqm
5 - Manor Croft (tbc)	102.8sqm
6 - Vacant	8.6sqm
7 - Vacant	69.7sqm



GROSS INTERNAL FLOOR AREA 1012m2
TERRACE 23m2



NOTES:
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PROJECT NAME
Magistrates Court - Lowestoft

DRAWING NAME
Second Floor Plan - Demise

REV	DESCRIPTION	DATE
Purpose of Issue INFORMATION		
Drawn	Checked	-
Date	22.02.23	
Scale	1:200	@A3
Project Number	Sheet Number	Rev
4040	DR-03-001	-