

SERVICED OFFICES AVAILABLE

**SPACES RANGING FROM
350 - 2906 SQ FT
AT £18 - £25 PER SQ FT**

- Electric door entry system for offices doors
- 24-hour access
- Car parking
- Flexible terms
- Easy access to A47
- Newly refurbished
- Kitchen and WC facilities



Coldstore
Whapload Road
Lowestoft
Suffolk
NR32 1UL



Full Description:

We are pleased to offer a range of offices from 350sq ft to 2906sq ft located with newly refurbished unit in a prime location on Whapload Road, which is close to the town however set in the heart of Industrial Lowestoft. The offices can be let on a serviced or non-serviced basis, with prices ranging from £18 to £25 per sq ft. Parking is included at this site. Further rooms are being built, including smaller offices. Please call to discuss.

The offices are as follows:

Ground floor office - 471sq ft

First floor office - 1375sq ft - suitable for call centre, large open office or can be broken down into 4 smaller offices.

First floor office - 710sq ft - split into 2 offices, including storage space in smaller office.

First floor office - 350sq ft

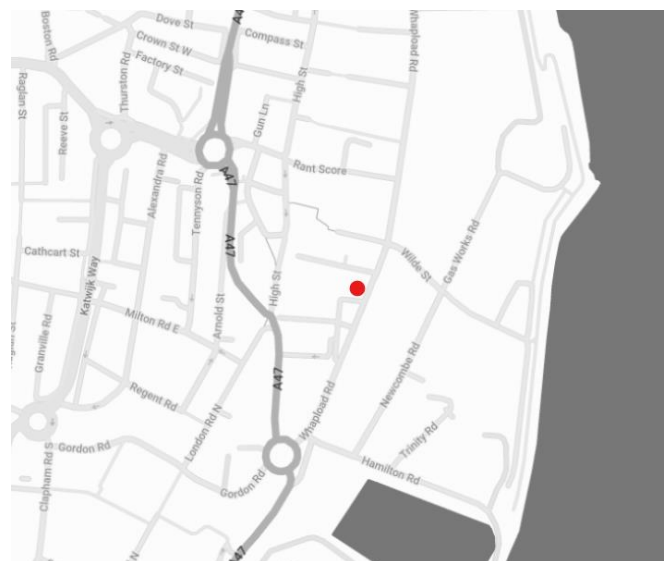
Total available 2906sq ft, which can be let separately or as whole.

EPCs:

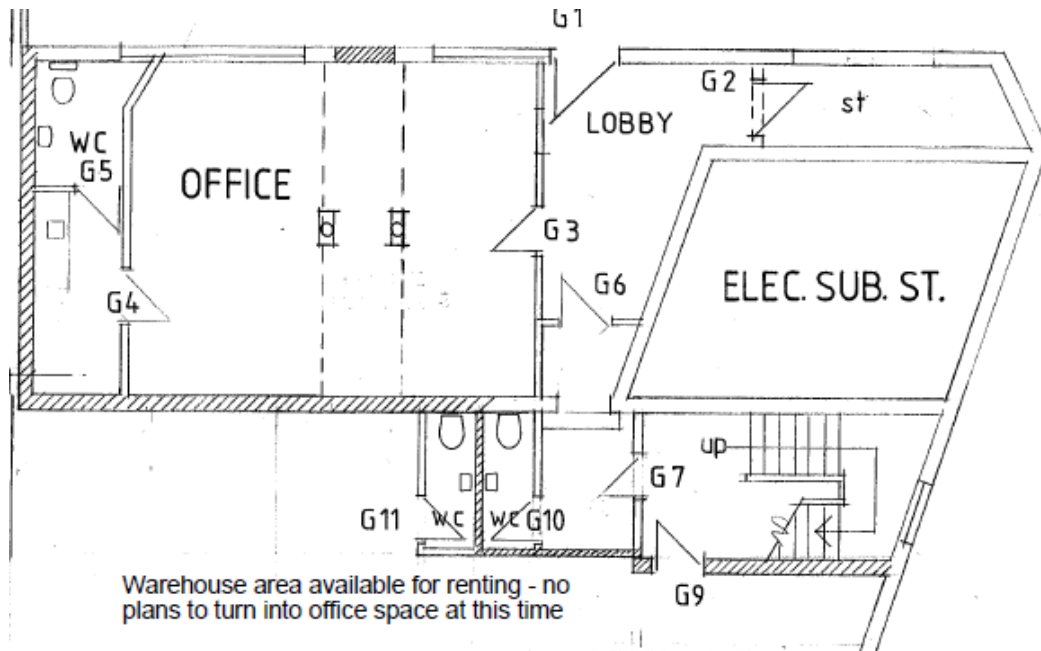
There are different EPCs for the different suites. Please contact Peter Colby Commercials for further information.

Location:

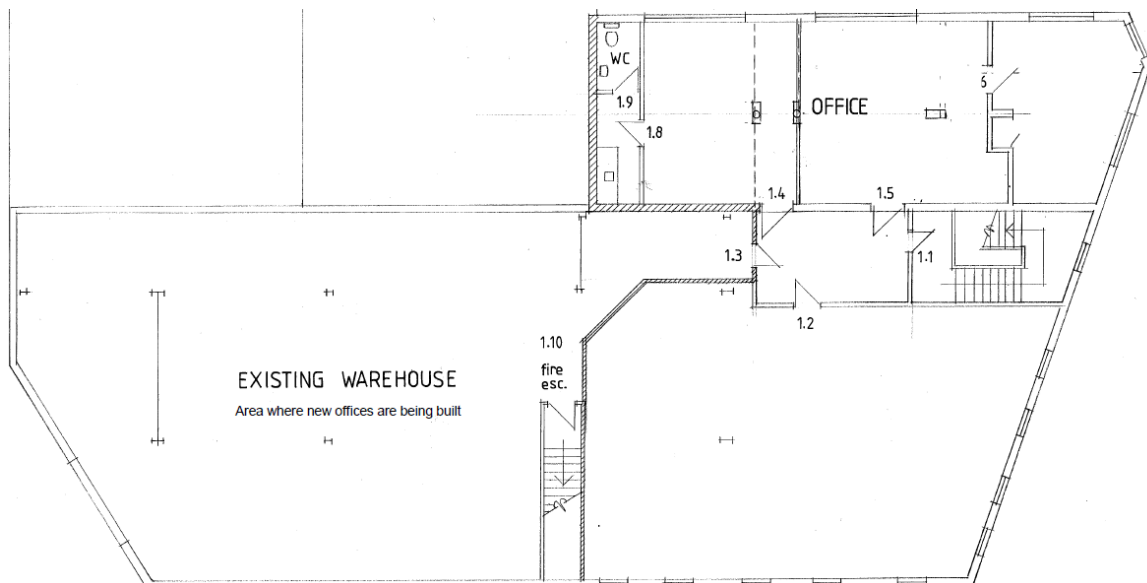
The property is located just off the A47 in Lowestoft, coming off Gordon Road Roundabout onto Whapload Road. It is situated within a mile of Lowestoft Train Station and within half a mile of bus stops on the A47 itself, as well as being within half a mile of the beach and Ness Point.



Ground Floor



First Floor



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

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