

TO LET / WAREHOUSE UNIT

12,320 SQ FT (1,145 SQ M)



**PORT OF LOWESTOFT,
1 COMMERCIAL ROAD**

NR32 2TD /// admire.bond.lunch



QUAYSIDE
LOCATION



POWER
AVAILABLE



WATER
SUPPLY



3.27 METRES
EAVES HEIGHT



WELL
CONNECTED

OVERVIEW

The property comprises a quality, detached 1,145 sq m warehouse unit of traditional steel portal frame construction providing a large main unit with generous eaves height, as well as staff areas, offices and WC facilities, with approximately 100 parking spaces and the potential for direct quayside access.

The property is located in a central, prominent position between the main retail and beach/tourist areas of Lowestoft and the Port of Lowestoft. The A12 and A47 are nearby, providing links to Great Yarmouth, Norwich and Ipswich.

1 Commercial Road has potential for a wide range of uses including port, retail and industrial, subject to planning.





PORT OF LOWESTOFT

Lowestoft is Britain's most easterly port, and is an expanding renewable energy hub. It's the closest port to the East Anglia Offshore Wind Farm Zone, which is 10 miles offshore and covering 600,000 hectares. The Port is also home to the operations and maintenance (O&M) facility for the Greater Gabbard Offshore Wind farm, a 504MW installation, opened in 2013. In addition, Lowestoft offers extensive facilities focused on supporting the offshore oil and gas industries.

The Port supports a range of seaborne traffic such as grain exports, general and specialised cargoes. Small cruisers and sailing craft are catered for by ABP's Five Gold Anchor Lowestoft Haven Marina featuring 186 berths and full-service facilities. The port has significant development opportunities available for the design and construction of bespoke business space.



See more information on the Port of Lowestoft at:
www.abports.co.uk/locations/lowestoft



ACCOMMODATION

The premises provide the following approximate floor areas on a Gross Internal Area (GIA) basis:

Warehouse 12,320 sq ft 1,145 sq m

Car Parking Spaces 105

PORT CAPABILITIES

Vessel Size (Max)

Length 125 metres

Beam 13 metres

Draft 6 metres



12,320 SQ FT
(1,145 SQ M)



SPECIFICATION



EAVES HEIGHT
3.27 METRES



HGV ACCESS



ROLLER SHUTTER DOOR



24/7 PORT SECURITY



ELECTRICITY SUPPLY



EXTENSIVE PAVED CAR PARK



QUAYSIDE LOCATION



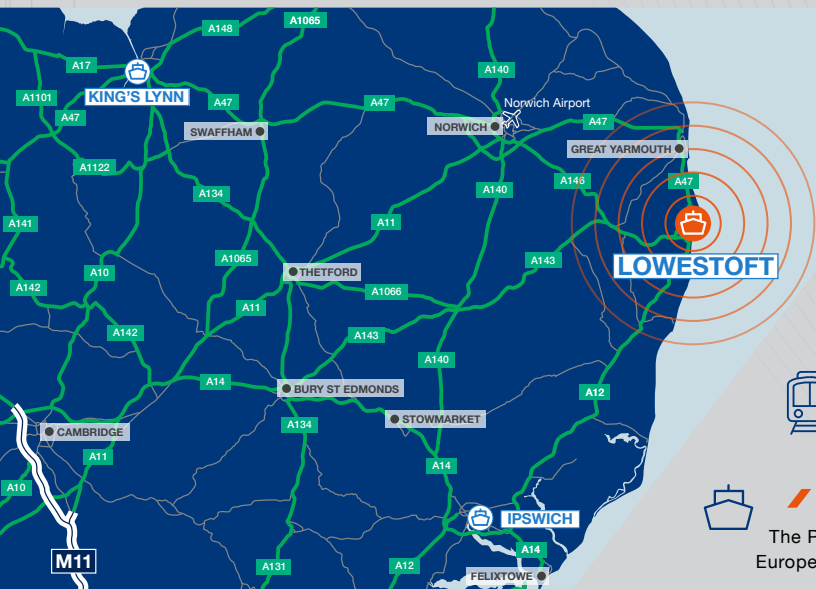
RAIL CONNECTIVITY



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LOCATION

The Port of Lowestoft is linked by A roads to the M11 and M1. Nearby, Norwich Airport is linked to destinations in the UK and Europe. There are direct rail services from Lowestoft to Ipswich and Norwich and the port has potential for direct rail access.



ROAD

Excellent access to the A12 A47 and A146 offering links to the M11 and M1.



RAIL

Direct rail access and handling can be provided.



SEA

The Port serves the busy sea routes between the UK, Europe, Scandinavia, and the Baltic States.

RATEABLE VALUE

The warehouse and Premises have a Rateable Value of £82,500.

LEGAL/PLANNING

Each party to be responsible for their own costs incurred.

VAT

To be charged in-line with current legislation.

TERMS

POA.



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PROPERTY

WAREHOUSE UNIT - TO LET
PORT OF LOWESTOFT