

Persimmon House, Colville Road Works Colville Road, Lowestoft, Suffolk NR33 9QS

The property is a traditionally built with cavity walls under a clay pantile roof extending to 328.4m² (3,535 sq ft) on two floors. The building is mainly cellular and has steel escapes staircases externally.

The building lends itself to serviced offices.

- Car parking for 14 cars
- Location close to Oulton Broad
- Easy access to the centre and train stations
- Floor area 3535 sq ft (328.4m²)

**Offers in the region of £255,000 Freehold
Or
For Let as a whole or part – Price On Application**



Contact

Mike Younger FRICS, Mark Duffield BSc FRICS
or Sharon Bray on 01493 853853.

Aldreds Estate Agents

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Accommodation:

Ground Floor

Office 144.83m²

Office 27.60m²

WC

Kitchenette

First Floor

Office 126.90m²

Office 29.21m²

WC

Services

We understand that electric, water and drainage are connected.

Business Rates

The Rateable Value for 2017 is £14,500. The amount payable for 2018/19 is 48p in the £. For any more information and discounts available contact East Suffolk Council Business Rates Department on 01502 562111.

Car Parking

Parking for 14 car spaces is available on two separate site nearby.

Rental

As a whole or in part, call us to discuss.

Tenure

Freehold

Location

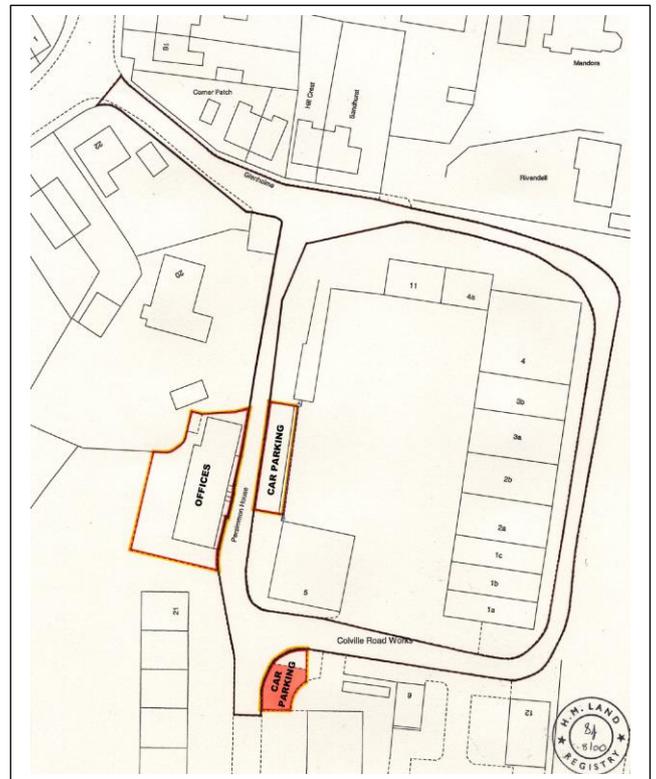
Lowestoft is a busy port town with an attractive Royal Marina. The main commercial industries service the main North Sea gas, oil and the emergent wind farm sectors. The town's location on the Heritage Coast, with superb beaches and its closeness to the Broads National Park, supports a strong tourism industry. Lowestoft has a resident population of around 60,000 people and is within 30 minutes travel time to work, reaching an area of around 250,000 population. There are good road, rail and flight connections to all other parts of the UK.

VAT

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

Legal Cost

Both parties will be responsible for their own legal costs.



NOTE: This plan is published for convenience and although believed to be correct, its accuracy is not guaranteed so it shall not be deemed to form part of the contract.

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Aldreds
Commercial Services

SITE PLAN FOR IDENTIFICATION PURPOSES ONLY

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

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