

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 £265,000 Freehold



Contact

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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 2017/18 is 46.6p 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.

Tenure

Freehold

Location

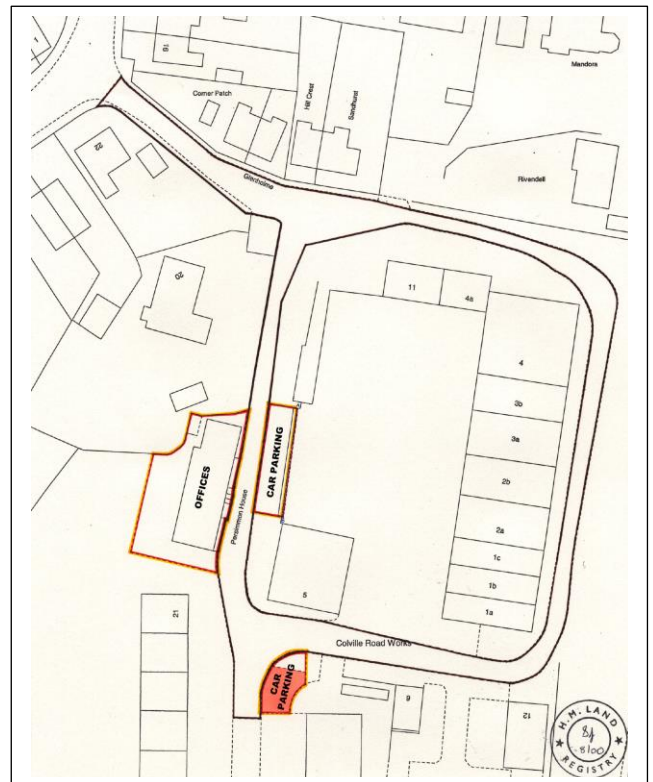
Lowestoft is a busy port town with an attractive Royal Marina. The main commercial industries service the main North Sea gas, oil and the emergent wind farm sectors. The town's location on the Heritage Coast, with superb beaches and its closeness to the Broads National Park, supports a strong tourism 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.



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SITE PLAN FOR IDENTIFICATION PURPOSES ONLY

Aldreds
COMMERCIAL SURVEYORS

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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