



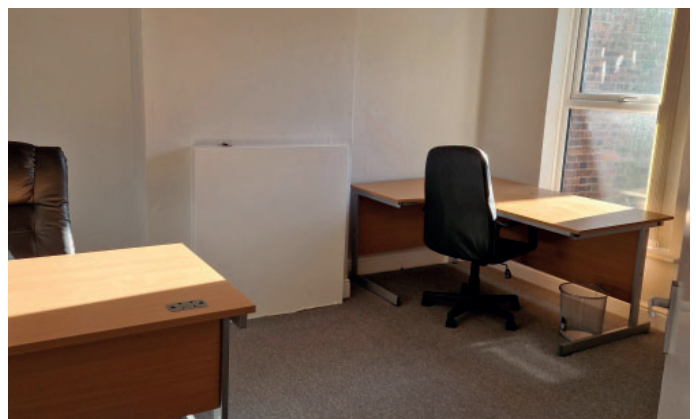
Office Suite

22 Beach Road | Lowestoft | NR32 1EA

Rental

Variable

- Prime Lowestoft Town Centre location, close to train links and bus station
- Walking distance to the beach and local amenities
- Situated in a beautiful Georgian bay-fronted building
- Offices available individually or as a combined suite
- Spacious, bright, and well-presented throughout
- Access to a large shared kitchen/staff room
- Meeting room available for tenant use
- Off-street parking to the rear
- Flexible options with multiple office sizes and pricing
- Competitive weekly rates starting from £82pw (£98.81 incl. VAT & services)





Square Meterage: Approx 185m² | Rateable Value: £6,000 | EPC Rating: E

We are pleased to offer this suite of offices in Lowestoft Town Centre. Close to Train links and Bus Station, within walking distance to local Beach and all the amenities the town has to offer

In a beautiful Georgian bay fronted building, these offices would suit a range of businesses and are available as separate offices or together as one business. Spacious, light and very good order throughout. Large, shared kitchen/staff room, including a meeting room at your disposal. With bonus of off-street parking to the rear.

• First Floor Office – £82 per week
(£98.81 incl. VAT & services) | Room size: 4m x 3.3m

• Second Floor Office – £76 per week
(£91.20 incl. VAT & services) | Room size: 3m x 3m

• Second Floor Large Office – £84 per week
(£100.80 incl. VAT & services) | Room size: 4.5m x 4.5m

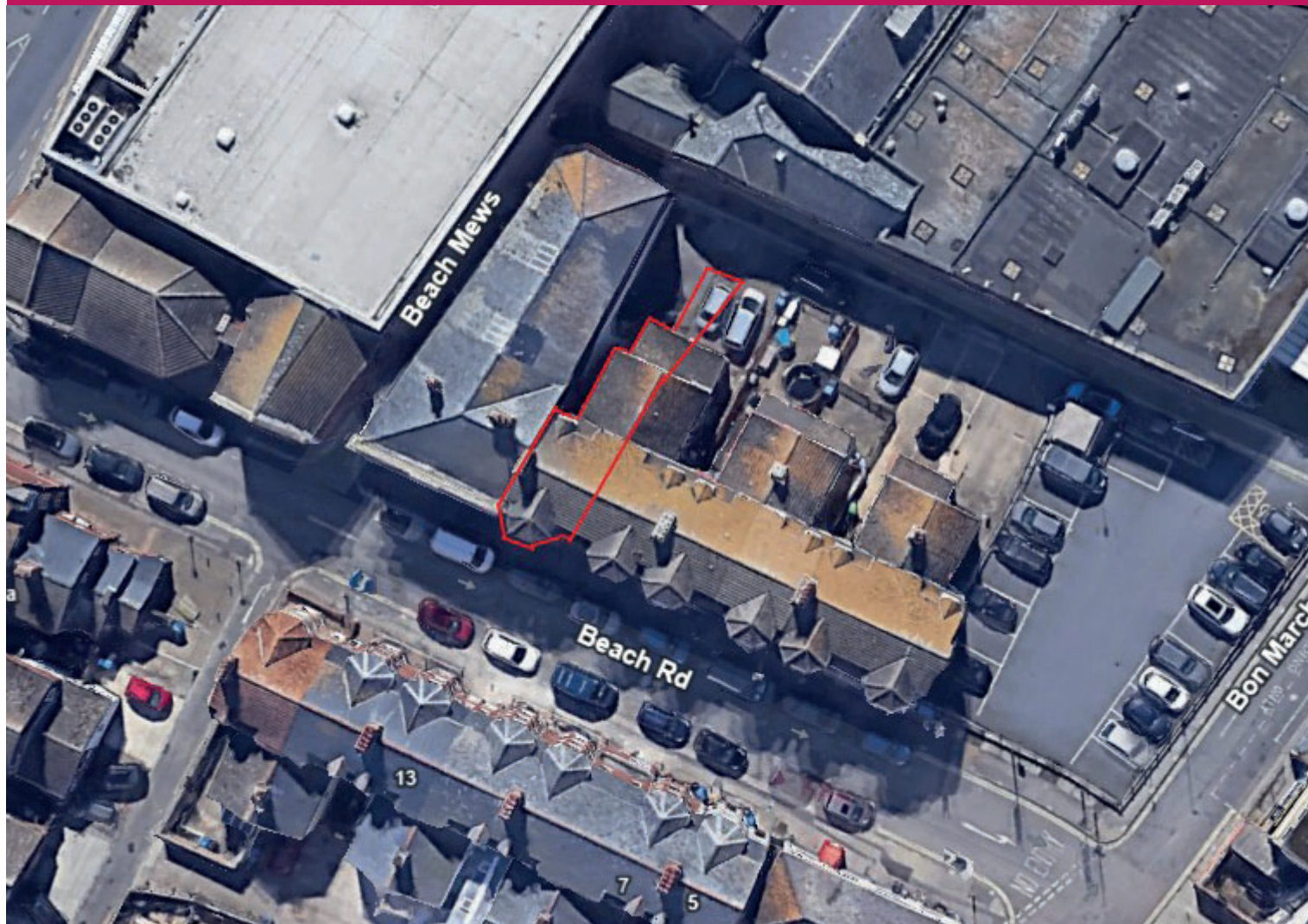
Please telephone Steel & Co office on 01502 446000 to arrange a viewing.

Key Features

- Well-presented suite of offices available in a beautiful Georgian bay-fronted building
- Prime town centre location in Lowestoft, close to train links, bus station, and local amenities.
- Within walking distance of the beach and town centre facilities.
- Offices available individually or as a combined suite, offering flexibility for a range of businesses.
- Spacious, bright, and well-maintained accommodation throughout.
- Access to a large shared kitchen/staff room and meeting room.
- Off-street parking available to the rear of the property.
- Flexible, affordable rental options – inclusive of VAT and service charges
- Ideal for small businesses, start-ups, or professional service providers seeking a central and affordable office base.

If you wish to view this property or require any further information please contact us on 01502 446000

Floor Plans



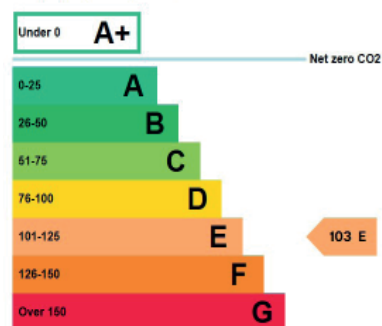
Additional Information

- Multiple Office Facilities
- Shared Kitchen & WC Facilities
- Suitable for a range of businesses
- Excellent location
- Use of meeting room

Energy Efficiency Rating

Energy rating and score

This property's energy rating is E.



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

Steel & Co

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