



Nexen Building

Riverside Road | Lowestoft | NR33 0TU

Offers in the region of

£3,650,000

- Prime Location - Situated near Lowestoft's new gull wing bridge, offering exceptional connectivity to Lowestoft's industrial hub
- Extensive Site Area
- Quay Access
- Modern Facilities including offices with reception, warehouse, workshops and a showroom
- Strategic Industrial Advantage
- Expansion Potential
- Ample Staff Parking
- Proximity to the Sizewell nuclear plant and offshore renewable energy sector operations meaning strategic industrial advantages





Square Meterage: Approx 3,642m² | Rateable Value: £159,000 | EPC Rating: B

This is a once-in-a-lifetime chance to acquire a versatile, high-quality commercial property with freehold or leasehold options, perfectly positioned in a prime location near Lowestoft's newly opened Gull Wing Bridge, the town's transformative third crossing. Offering exceptional sea access via 174 metres of newly constructed quay headings, this property is ideally suited for businesses seeking state-of-the-art facilities, strategic connectivity, and a foothold in one of the UK's fastest-growing industrial and commercial hubs.

The site extends to 2.436 acres, providing ample room for current operations as well as future expansion. Its 174 metres of newly built quay headings create outstanding logistical potential for businesses that require sea access, enhancing its appeal to maritime-focused enterprises.

Facilities on-site are comprehensive and designed to meet a wide range of business needs. Modern offices with a reception area create a professional, client-facing environment, while the high-bay warehouse is perfectly suited for storage or industrial use. In addition, the property includes three workshops, four warehouses, and a spacious showroom, offering versatility for multiple industries. Staff welfare is also a priority, with a canteen, modern amenities, and convenient on-site parking for employees and visitors alike.

Accessibility is a key strength of this property. Direct road links via the A47 and A12, combined with immediate access to the Gull Wing Bridge, ensure excellent connectivity across Lowestoft and beyond. Its strategic location also offers proximity to key destinations such as the Sizewell nuclear plant, making it particularly valuable for maritime and energy sector operations.

Key Features

- **Total Site Area:** 2.436 acres, offering ample room for current operations and future expansion.
- **174m Quay Headings:** Recently built, providing excellent logistical potential for businesses requiring sea access.
- **Comprehensive Facilities:** Modern offices with a reception area for a professional client-facing environment.
- **High bay warehouse, perfect for storage or industrial use.**
- **Ample Space:** 3 workshops, 4 warehouses, and a spacious showroom, catering to a variety of industries.
- **Ideal Workspace:** Staff canteen and modern amenities to ensure a comfortable and efficient workspace.
- **Ample Parking:** Convenient on-site parking for staff and clients.
- **Unmatched Accessibility:** Direct road links via the A47 and A12, and immediate access to the Gull Wing Bridge for improved connectivity across Lowestoft.
- **Strategic Sea Access:** Proximity to key destinations like the Sizewell nuclear plant enhances the property's utility for maritime-focused operations.

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

Further Information

Location Highlights

Positioned within the Riverside Road Estate, adjacent to the Lake Lothing Port Area, this property sits at the heart of Lowestoft's Enterprise Zone, maximising its appeal for businesses in growth sectors.

Thriving Industrial Hub

Lowestoft has established itself as a key player in the offshore and renewable energy sectors, with major employers such as: CEFAS Laboratory | Birds Eye | Wind farm-related businesses.

The town has undergone significant regeneration, including the development of new business parks, industrial units, and marina complexes.

Unparalleled Connectivity

- Road: Easily accessible via major routes such as the A47 and A12.
- Rail: Links to Norwich, Ipswich, and beyond.
- Sea: Ideal for port-related businesses, offering connectivity to the North Sea oil, gas, and wind farm sectors.

Lifestyle & Tourism

Beyond its industrial significance, Lowestoft's proximity to the Broads National Park and Heritage Coast contributes to its growing reputation as a tourist destination, making it an appealing location for work-life balance.

Optional Additional Site

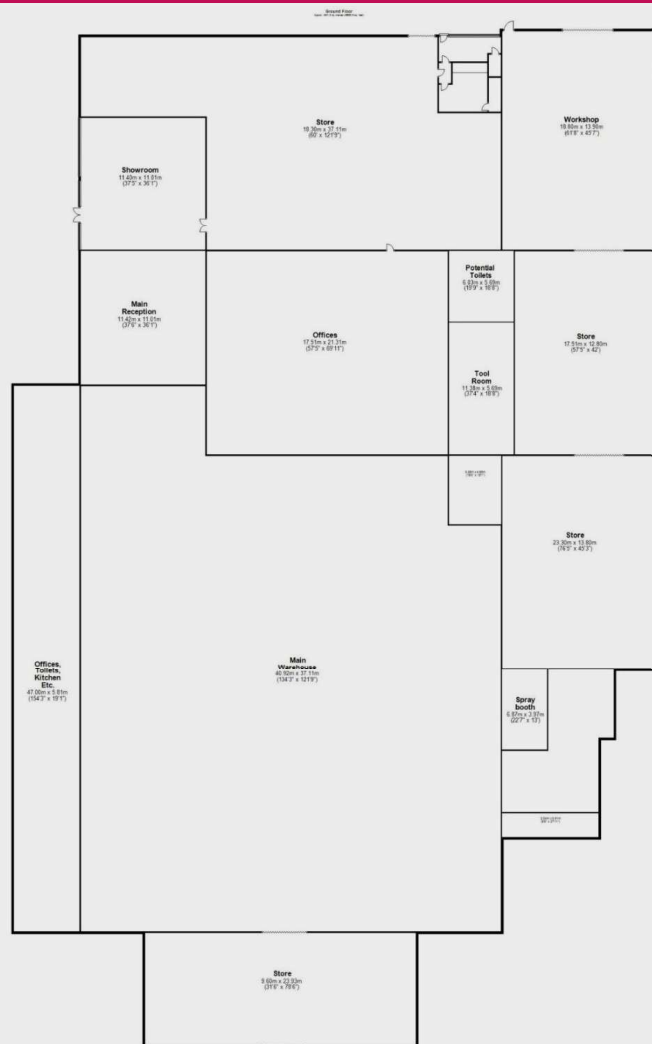
For businesses looking to expand further, an additional site is available for purchase at £635,000, providing even more flexibility and growth potential in this strategic location.

Why Invest Here?

This property is more than just a commercial space -it's a gateway to opportunity in one of the UK's most dynamic regions. With modern facilities, unparalleled sea and road connectivity, and a prime location in Lowestoft's rapidly expanding industrial landscape, it's perfectly positioned to support your business ambitions.



Floor Plans



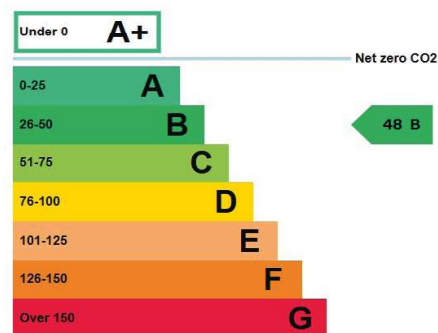
Additional Information

- Offers in the region of £3,650,000
- Quay Access
- Multiple offices, Warehouses, workshops and storage space
- Ample Car Parking
- Additional Land available
- Proximity to the Sizewell nuclear plant and offshore renewable energy sector operations
- Excellent Transport Links to Norwich, Ipswich, Great Yarmouth and Beccles

Energy Efficiency Rating

Energy rating and score

This property's energy rating is B.



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 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.

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