



## Unit 25 Hopton Timber Estate

Hall Road | Great Yarmouth | NR32 5LP

Monthly Rental

**£350**

- Positioned between Gorleston, Lowestoft, and A47 access
- Self-contained workspace unit with personal access
- Includes its own small private compound area
- Secure gated estate with 24-hour CCTV
- Communal Toilets
- Suitable for storage, office, or light industrial use
- Thriving business community at Hopton Timber Estate





A self-contained workspace is available to let at the popular Hopton Timber Estate, a secure and thriving light industrial estate on the outskirts of Hopton-on-Sea. Conveniently located between Gorleston and Lowestoft, the site offers straightforward access to the A47, making it an excellent base for a variety of business needs.

The unit is a standalone structure set within its own small private compound, providing both indoor workspace and useful external space. The estate itself benefits from lockable main gates, 24-hour CCTV, and communal toilet facilities, offering the high level of security and practicality that Hopton Timber Estate is known for.

This versatile unit is suitable for a range of uses, including storage, light industrial activity, or as an office base, and forms part of a well-established and supportive business community.

**Please note: vehicle sales and mechanical workshops are not permitted on site.**

### Key Features

- Secure gated estate with CCTV and communal facilities
- Set within a thriving business community
- Positioned between Gorleston, Lowestoft, and A47 access
- Self-contained workspace unit with personal access
- Includes its own small private compound area
- Suitable for storage, office, or light industrial use

# TBC

### Additional Information

- **Rent:** £350 PCM
- **Vehicle Sales and Mechanical Workshops are NOT permitted on this site**

### Energy Efficiency Rating

# N/A

### 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](http://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 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.



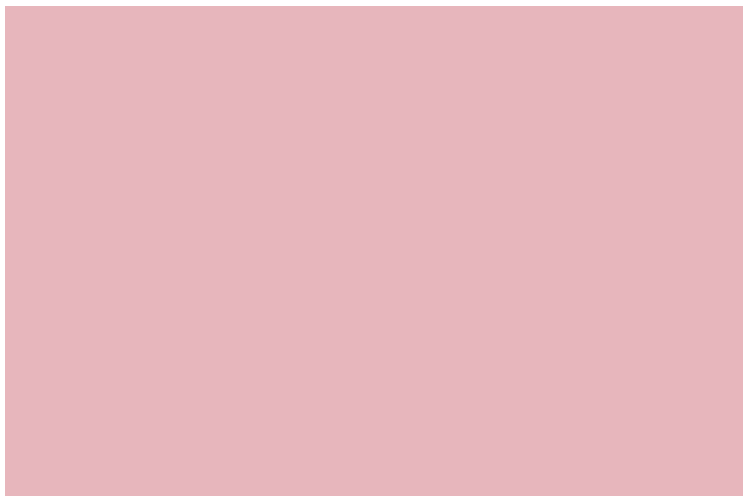
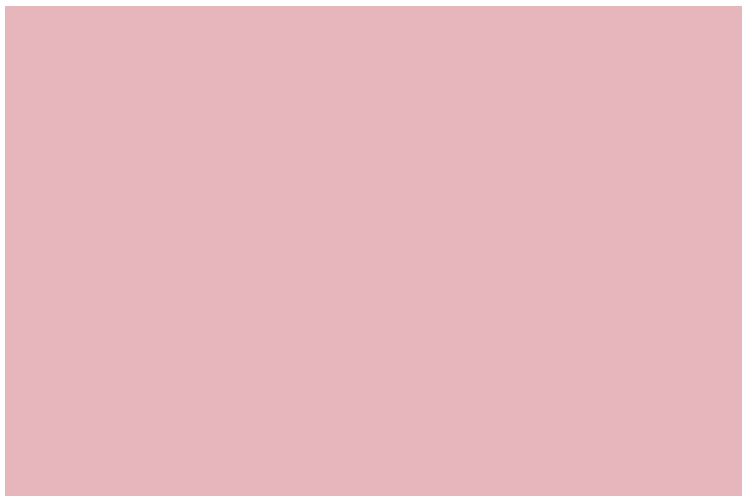
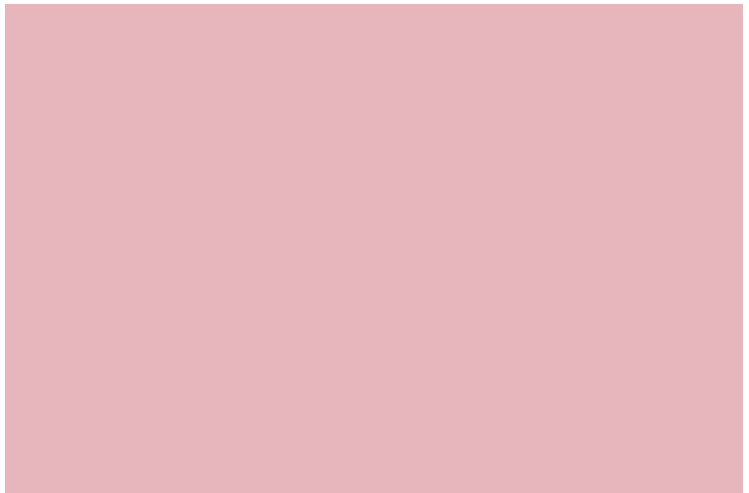
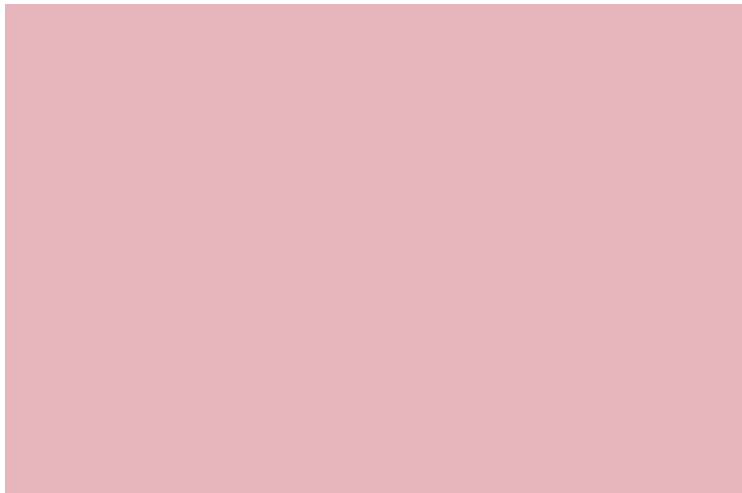
COMMERCIAL PROPERTY SERVICES

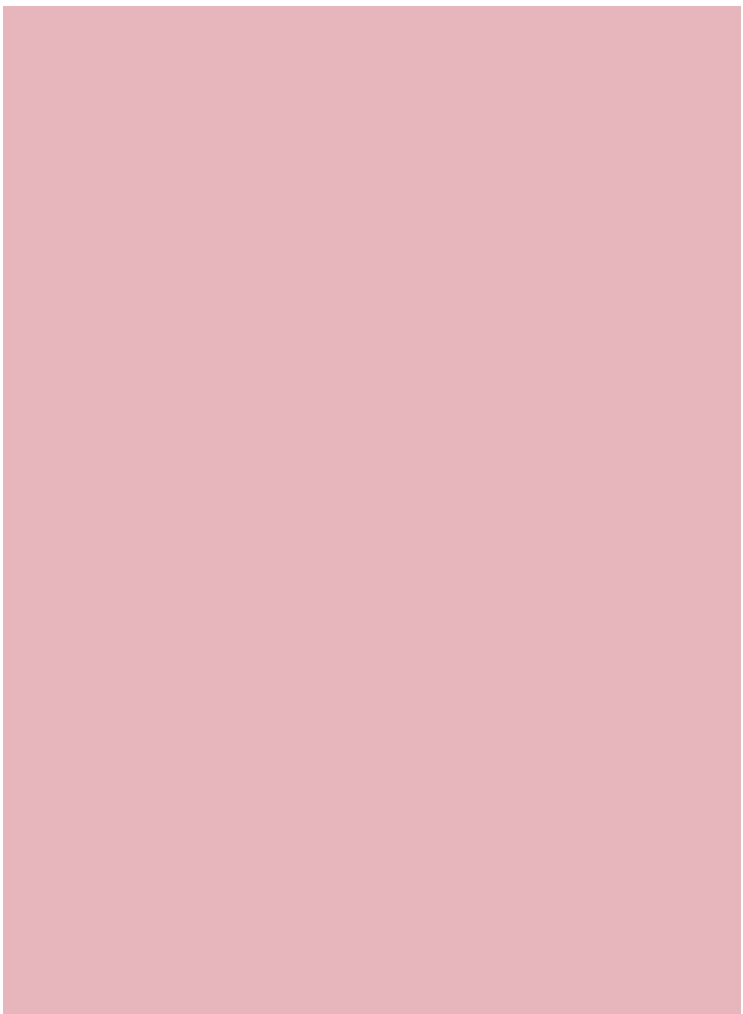
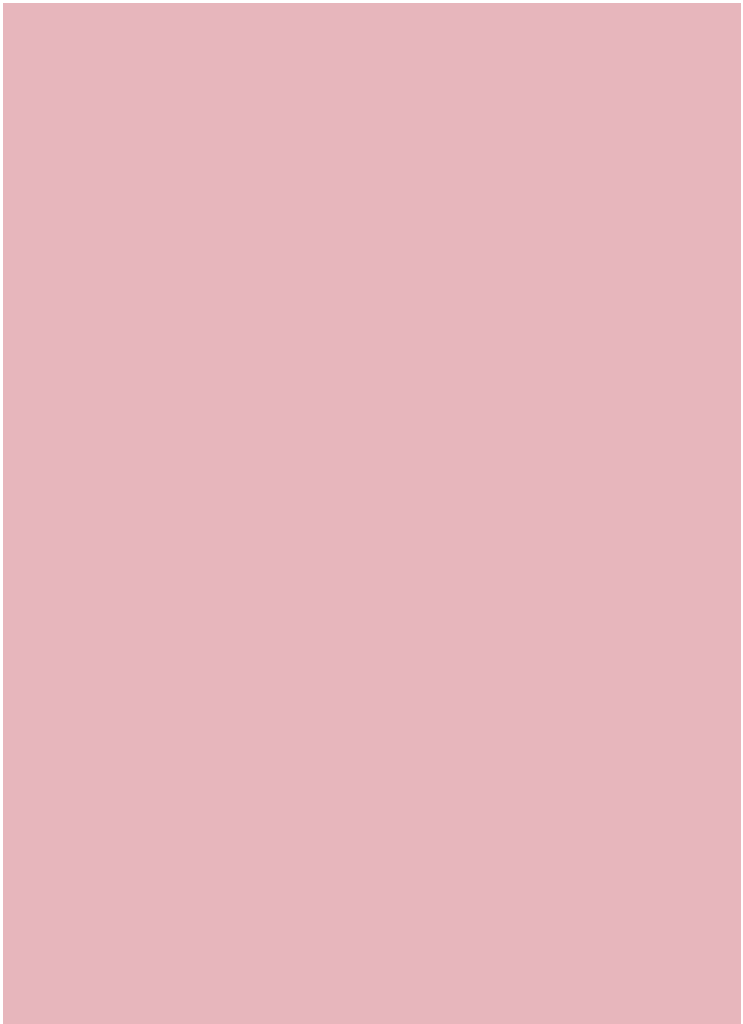
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If you wish to view this property or require any further information please contact us on 01502 446000



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## Property Description

### 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.

### Don't Miss Out

Properties of this scale and calibre, in such a strategic location, are incredibly rare. Whether you're expanding an existing enterprise or launching a new venture, this site offers everything you need to succeed. Seize this unique opportunity to acquire a premium commercial property with freehold or leasehold options.

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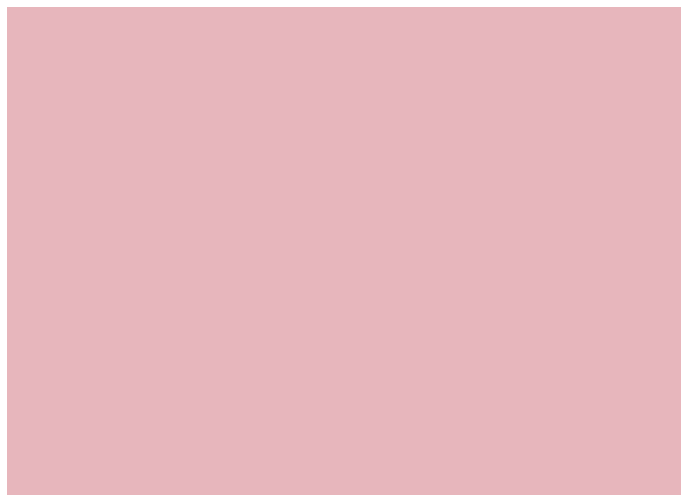
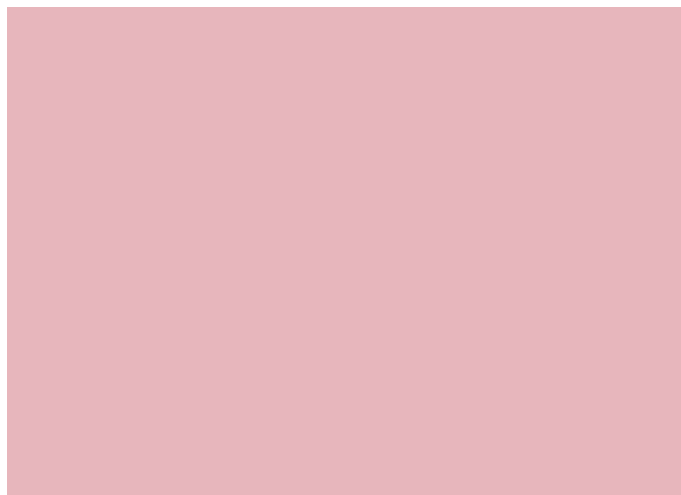
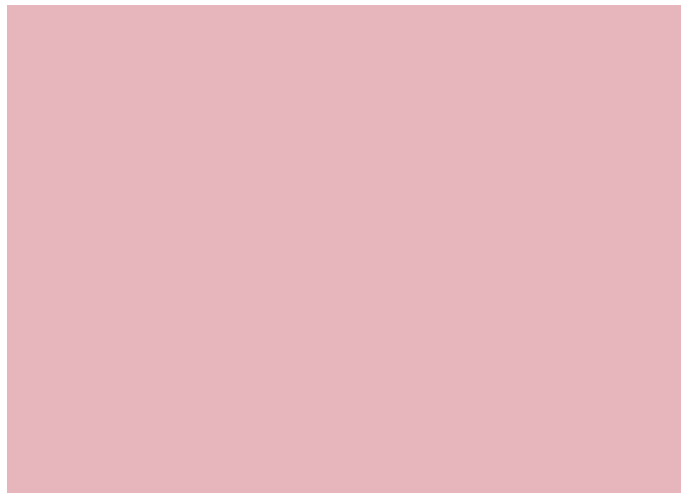
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## Key Features

- ■ **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.
- ■ **3 workshops, 4 warehouses, and a spacious showroom:** catering to a variety of industries.
- ■ **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.  
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