



4 Quay View Business Park

Barnards Way | Lowestoft | NR32 2HD

Offers in the Region of
£600,000

- Prime office space in prestigious business park
- Prime commercial location with excellent connectivity to transport links, including local train services and the new third river crossing.
- Flexible two-floor layout with natural light
- Ample onsite parking for staff and visitors
- Thriving business park setting, surrounded by established companies
- Flexible and contemporary workspace adaptable for various business types and layouts.
- Generates £51,750 annual rental income from tenants





Square Meterage: Approx 279m² | Rateable Value: £33,750 | EPC Rating: B

An excellent opportunity to acquire a modern and well-located office building in the prestigious Quay View Business Park, situated in the heart of Lowestoft. This sought-after commercial location offers exceptional connectivity to key transport links, including local train services and the new third river crossing, just a short distance away, making travel to and from the property seamless for employees and clients alike.

The property is spread across two floors, providing a versatile and contemporary workspace designed to accommodate a wide range of business operations. The flexible layout can be reconfigured to meet specific requirements, offering adaptability for different industries and work styles. Large windows allow for ample natural light, creating a bright and welcoming environment that enhances productivity.

One of the key advantages of this property is its ample onsite parking, ensuring hassle-free access for staff and visitors. Set within a thriving business park environment, the office is surrounded by other established businesses, fostering a dynamic and professional atmosphere that is ideal for networking and collaboration.

For investors, this property presents a solid income-generating opportunity, with tenants currently occupying the space under a five-year lease agreement, delivering a stable annual income of £51,750. This makes it an attractive option for those seeking a secure, long-term return on investment in a growing commercial hub.

Whether you're looking to expand your business, establish a new headquarters, or make a strategic investment, this office space offers exceptional value, prime location benefits, and a strong rental yield.

Key Features

- **Excellent Setting:** Thriving business park setting, surrounded by established companies
- **Adaptable Layout:** Flexible and contemporary workspace adaptable for various business types
- **Bright Atmosphere:** Abundant natural light through large windows, creating a bright and productive environment.
- **Parking:** Ample onsite parking for staff and visitors.
- **Prime Location:** Set within a prestigious business park in the heart of Lowestoft, next to the North Quay retail park with many national retailers and food outlets
- **Connectivity:** Excellent transport links via rail, bus and car. Close to the A12 and A145, with rail and bus links to Norwich, Great Yarmouth, Ipswich and beyond.

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



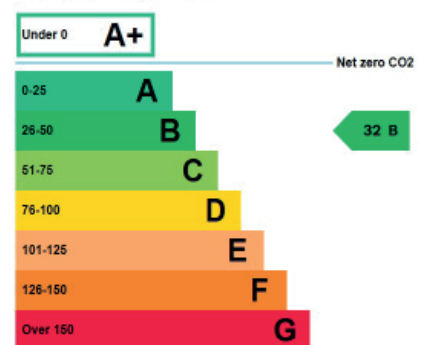
Additional Information

- **Rent:** Generates £51,750 annual rental income when tenanted
- **Opportunity to acquire a turn-key office block in an excellent location**
- **Ample Parking for staff & visitors**

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 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.

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