Steel & Co
COMMERCIAL PROPERTY SERVICES



Unit 1

Kirkley Business Park | Lowestoft| NR33 0PX

Annual Rental
£120,000 + VAT

- Substantial industrial unit extending to approximately 1,700m^2
- Extensive external storage and parking areas totalling over 3,500m^2
- Secure site suitable for a range of industrial and commercial uses
- Dual roller shutter doors providing excellent access and workflow efficiency
- Gantry crane installed, ideal for heavy-duty operations
- Suitable for manufacturing, storage, and distribution occupiers
- Prime location adjacent to the newly constructed Gullwing Crossing
- Excellent transport links and accessibility, close to Lowestoft's Bus and Rail stations
- Situated within a well-established industrial and commercial area
- Additional office accommodation available nearby







Square Meterage: Approx 1,700m² | Rateable Value: £82,000 | EPC Rating: D

1,700m² Industrial Unit with 3,500m² Storage & Parking – Prime Location

This is a rare opportunity to lease a substantial industrial unit in a prime location. Situated on a secure site, this versatile property is perfect for a range of industrial and commercial uses.

The unit offers 1,700m² of internal space, ideal for manufacturing, storage, or distribution, and benefits from over 3,500m² of external storage and parking with excellent accessibility.

Dual roller shutter doors and a gantry crane provide seamless operational efficiency, making it well-suited for heavy-duty or large-scale businesses.

Strategically positioned next to the newly constructed Gullwing Crossing, this location offers superb transport links and is surrounded by a thriving mix of industrial and commercial premises.

Additional office space is also available nearby.

Key Features

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- Extensive external storage and parking areas totalling over 3,500m²
- Secure site suitable for a range of industrial and commercial uses
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- Additional office accommodation available nearby
- **New lease available:** – flexible terms

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











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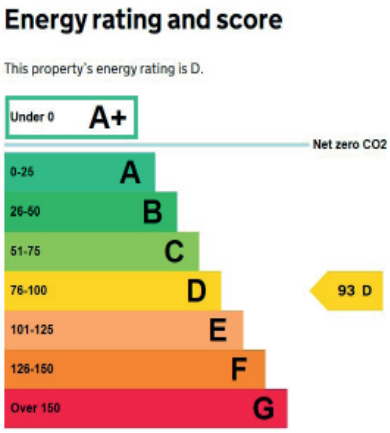
Floor Plans



Additional Information

- **Rent:** £120,000 + VAT
- **Opportunity to aquire a substantial industrial unit in a prime location**
- **New Lease available - Flexible Terms**

Energy Efficiency Rating



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 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.

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92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000
E info@steelandco.co.uk

www.steelandco.co.uk