



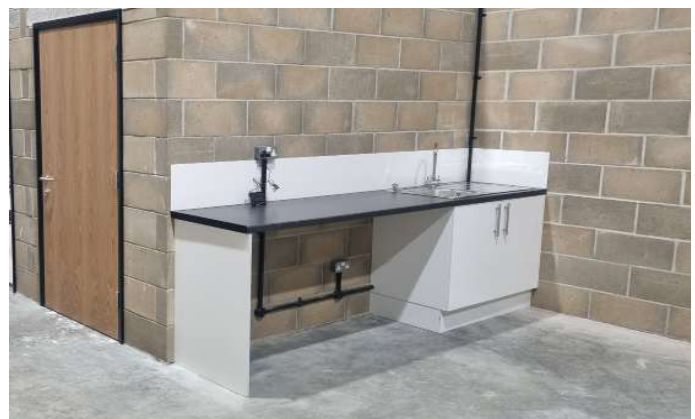
Unit B

3 Pinbush Close | Lowestoft | NR33 7NN

Monthly Rental

£1,250 + VAT

- Brand new high-specification warehouse unit
- Located on the popular South Lowestoft Industrial Estate
- Large electric roller shutter door
- Spacious open-plan warehouse with high eaves
- Bright Entrance/Reception Area
- Solar panels for reduced energy costs
- Individual smart meter and water heater
- Accessible WC with hand dryer
- Fitted kitchenette
- 2–3 allocated on-site parking spaces





Square Meterage: Approx 111m² | Rateable Value: TBC | EPC Rating: C

A fantastic opportunity to lease this brand new warehouse unit, finished to a high specification and ready for immediate occupation. Positioned within the highly sought-after South Lowestoft Industrial Estate, the property offers modern, versatile space ideal for a range of commercial and trade uses.

The unit provides a bright entry/reception area, leading to a generous open-plan warehouse accommodation with an impressive large electric roller shutter door measuring approximately 5m high by 4m wide, allowing easy access for larger vehicles, deliveries and operational efficiency. The space benefits from a high eaves height, solid concrete flooring, multiple power points distributed throughout the unit, and excellent natural and LED lighting, creating a bright and practical working environment.

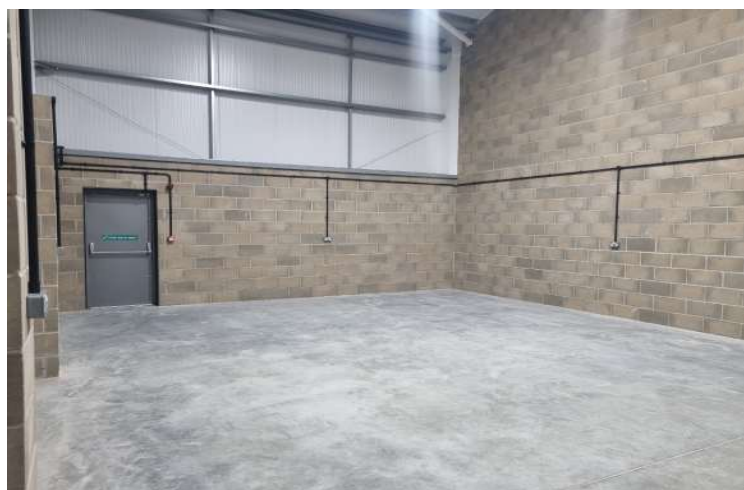
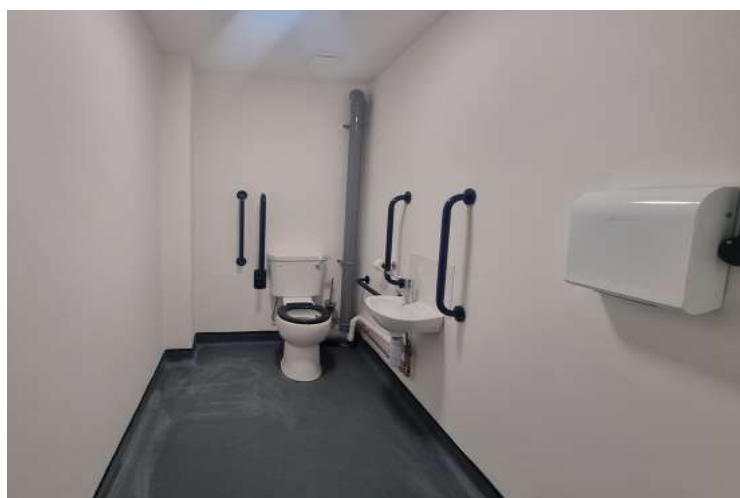
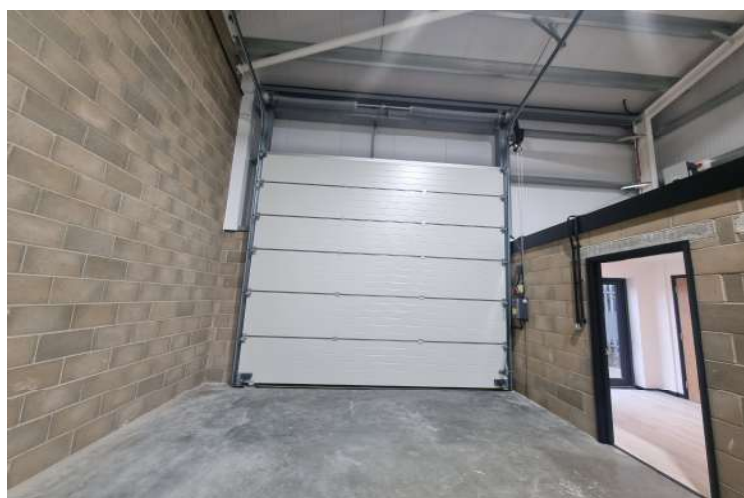
Additional facilities include a fitted kitchenette, an accessible WC complete with hand dryer, and a water heater. The property is also equipped with an individual smart meter and solar panels, helping to reduce running costs through improved energy efficiency and lower utility bills.

Externally, the unit benefits from 2–3 allocated parking spaces directly in front, providing convenient access for staff and visitors. The estate itself is well maintained and home to a strong mix of national and established local businesses, offering a thriving commercial environment.

Key Features

- Brand new high-specification warehouse unit
- Prime location on South Lowestoft Industrial Estate
- Excellent access just off the A12
- Large electric roller shutter door (approx. 5m x 4m)
- Spacious open-plan warehouse with high eaves
- Solar panels for reduced energy costs
- Individual smart meter and water heater
- Accessible WC with hand dryer
- Fitted kitchenette
- 2–3 allocated on-site parking spaces

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

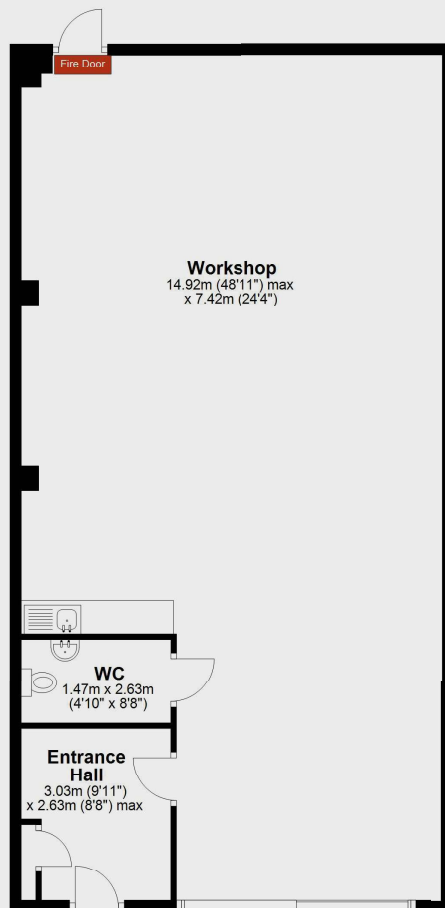


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Floor Plans

Ground Floor

Approx. 110.7 sq. metres (1192.0 sq. feet)



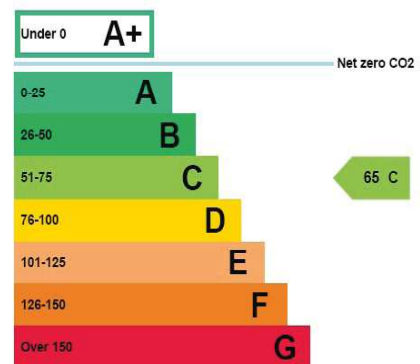
Total area: approx. 110.7 sq. metres (1192.0 sq. feet)

Additional Information

- **Rent:** £18,000 per annum Inc VAT
£1,500 per month Inc VAT
- **Opportunity to acquire a brand new commercial unit**
- **Suitable for a wide range of uses**
- **Ideally situated just off the A12, the property provides excellent transport links to Lowestoft town centre, Great Yarmouth, Norwich and the wider regional road network, making it a superb base for distribution, trade counter or light industrial operations.**

Energy Efficiency Rating

This property's energy rating is C.



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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COMMERCIAL PROPERTY SERVICES

92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk