



Pakefield Office

Pakefield Road | Lowestoft | Suffolk | NR33 0HX

Monthly Rental

£450

- Well Presented Office Accommodation
- Approximately 243 sq ft (22.6 sq m)
- Two Separate Office Areas
- Kitchenette and WC Facilities
- On-street Parking Available
- Flexible workspace suitable for a range of businesses
- Directly Opposite Pakefield seafront and Beach
- Excellent local transport links via A12, bus services and Lowestoft railway station





Square Meterage: Approx 22.6m² | Rateable Value: £1,450 | EPC Rating: TBC

A well-positioned office suite located directly opposite Pakefield Beach, offering approximately 22.6 sq. m. (243 sq. ft.) of versatile accommodation. Situated to the rear of an apartment building, the office benefits from its own private separate entrance and comprises two office areas, a kitchenette and WC facilities.

The property offers excellent local amenities, being just behind the Jolly Sailors pub and within a couple of minutes' walk of Pakefield Plaice, Premier, Co-op and Boots Pharmacy. The beach is directly opposite, providing a particularly pleasant setting for staff and visitors.

There is generally free on-street parking available nearby, together with a pay-and-display car park directly opposite for visitors. The office also benefits from good public transport connections, with a bus stop approximately a five-minute walk away, offering the X2 service to Lowestoft town centre, Carlton Colville, Beccles, Loddon and Norwich.

An excellent opportunity for a small business or professional occupier seeking well-connected office accommodation in a convenient coastal location.

Key Features

- Prime coastal location directly opposite Pakefield Beach
- Two separate office areas providing flexible workspace
- Private dedicated entrance for added convenience and privacy
- Kitchenette facilities within the office
- WC facilities included
- Excellent local amenities within a short walking distance
- Free on-street parking generally available nearby
- Pay-and-display car park directly opposite for visitors
- Good public transport links, including the X2 bus service to Lowestoft, Beccles, Loddon and Norwich

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

Ground Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



Total area: approx. 22.6 sq. metres (243.0 sq. feet)

Additional Information

- **Rent:** £450 PCM
- **Use Class E**
- **New Lease available - Flexible Terms**

Applicable Fees

- Administration Fee: £360 (inc VAT)
- Compliance & ID Verification Charge: £30 (payable to our 3rd Party HIPLA)
- Deposit (Typically ranging from 1-3 months rent)
- 1 months rent upfront
- Lease fee - £810 inc VAT only payable if Steel & Co are instructed to prepare the lease

Energy Efficiency Rating

TBC

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.

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.

Steel & Co

COMMERCIAL PROPERTY SERVICES

92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk