



Aldreds
Lettings

9 Quay View Business Park, Barnards Way, Lowestoft, NR32 2HD

£75,000 Per Annum





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- All floors have facilities
- Double glazed
- Contemporary reception
- Complimentary cellular meeting rooms
- Over 30 car parking spaces
- Air conditioning and heating
- Open plan offices

Grade "A" Offices in a superb visible location adjoining the retail park and opposite the GYM.

Approximately 6,135 square feet.

Lift Access to all floors.

Approximate GIA:-

Ground Floor - 2,476 square feet

First Floor - 2,476 square feet

Loft Offices - 1,183 square feet



£75,000 Per Annum



Lease Terms

10 years with 5 year reviews, 5 year breaks, fully repairing and insuring.

Rent

£75,000 per annum exclusive

VAT

We understand that VAT will be applicable to the annual rent.

Possession

Vacant possession

Ground Floor Reception

Stairs off and access to lift.

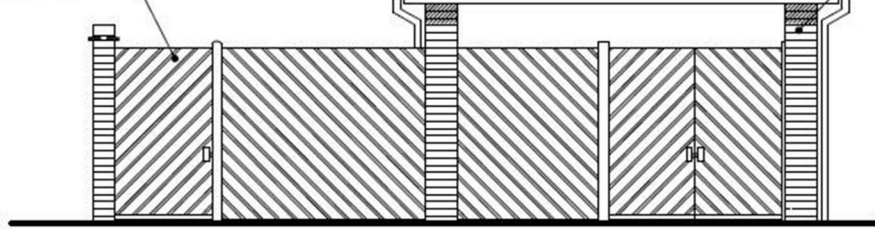
Disabled WC, WC, Kitchen and male WC with urinals.

Meeting Room 10'9" x 10'2" (3.3 x 3.12)

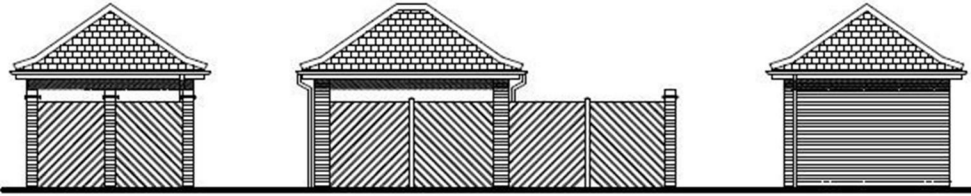
Server Room 10'2" x 11'1" (3.1 x 3.4)

Open Plan Office 30'2" x 38'0" (9.2 x 11.6)

Views south and west, maximum desk space 30.



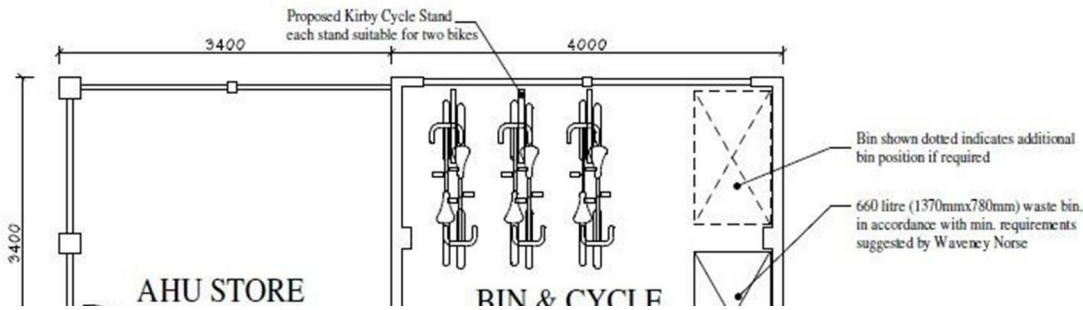
FRONT



SIDE

REAR

SIDE



Directions

Meeting Room 11'1" x 12'5" (3.4 x 3.8)

Meeting Room 13'1" x 11'1" (3.993 x 3.4)

First Floor Landing

Reception with stairs off and access to lift.

WC, Female toilets, two WC and wash hand basins.

Kitchen 6'6" x 7'10" (2.0 x 2.4)

Board Room 11'9" x 18'0" (3.6 x 5.5)

Divide leading to:-

Adjoining Meeting Room 9'2" x 15'8" (2.8 x 4.8)

Open Plan Office 30'2" x 38'0" (9.2 x 11.6)

Views to the south and west, maximum desk space 30.

Partner's Office 11'1" x 12'9" (3.4 x 3.9)

Smaller Partner's Office 11'1" x 12'5" (3.4 x 3.8)

Second Floor

Landing with staircase and lift, shower and WC.

East Office 16'4" x 18'0" (5.0 x 5.5)

Stores 16'7" x 18'0" (5.07 x 5.5)



Staff Room with views to the west 16'7" x 18'0" (5.07 x 5.5)

External

DEtached bin and bike store

Floor Plans

To scale floor plans are available to view at Aldreds Office, by request.

Legal Costs

Both parties are responsible for their own legal costs.

Services

Mains water, electricity and drainage are connected to the property.

Business Rates

The current rateable value is £74,500

EPC Rating - B (42) valid until October 2023

Local Authority - Suffolk County Council

Location

Quay View Business Park is a modern and attractive office village development opposite the North Quay Retail Park. It is 1 mile from Lowestoft Train Station and 1/2 mile from the A146 joining the A12, and only 200m away from the new third river crossing, the "Gull Wing" bridge.

AGENT DETAILS

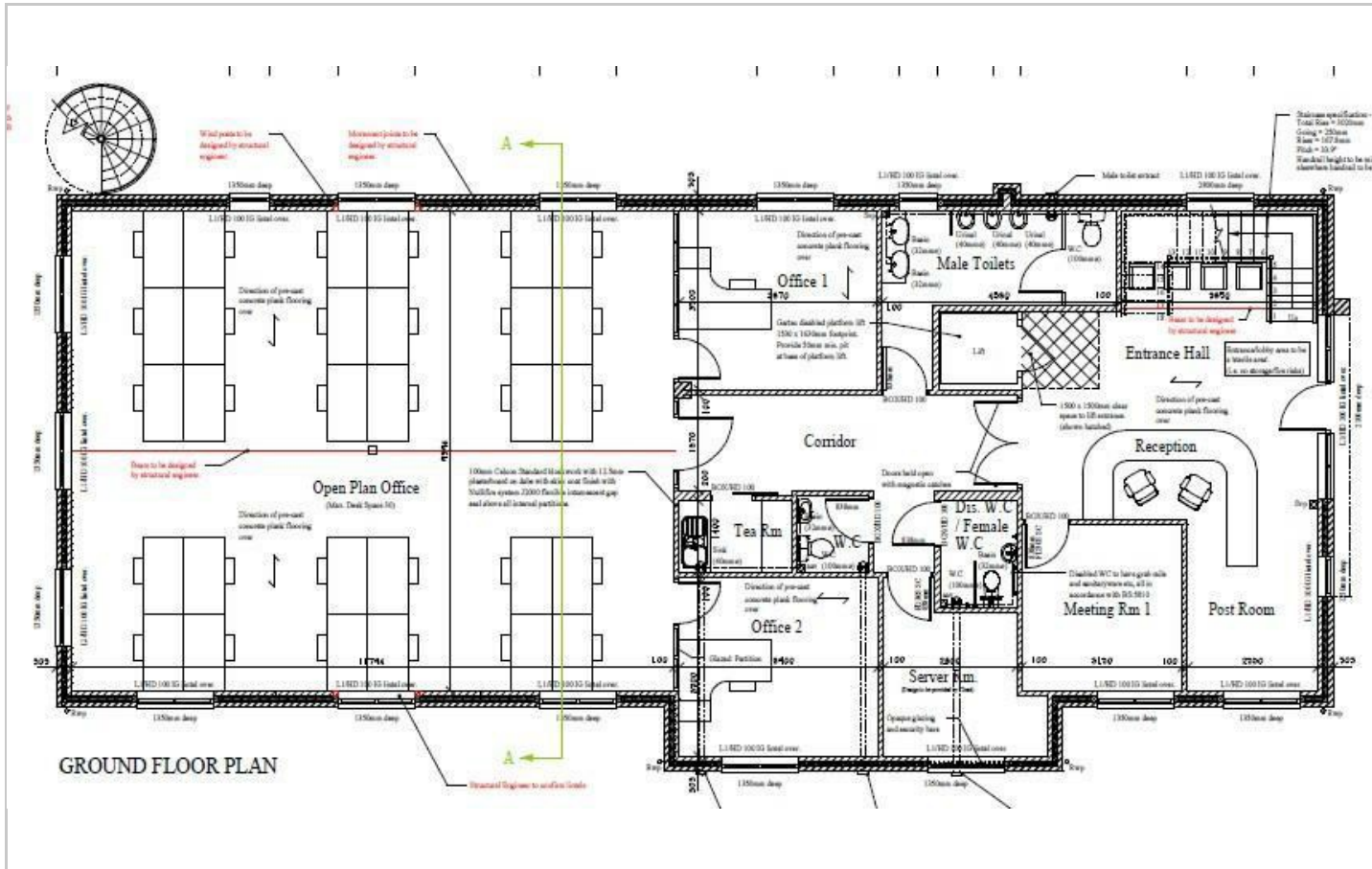
For further information please contact:-

Mark Duffield

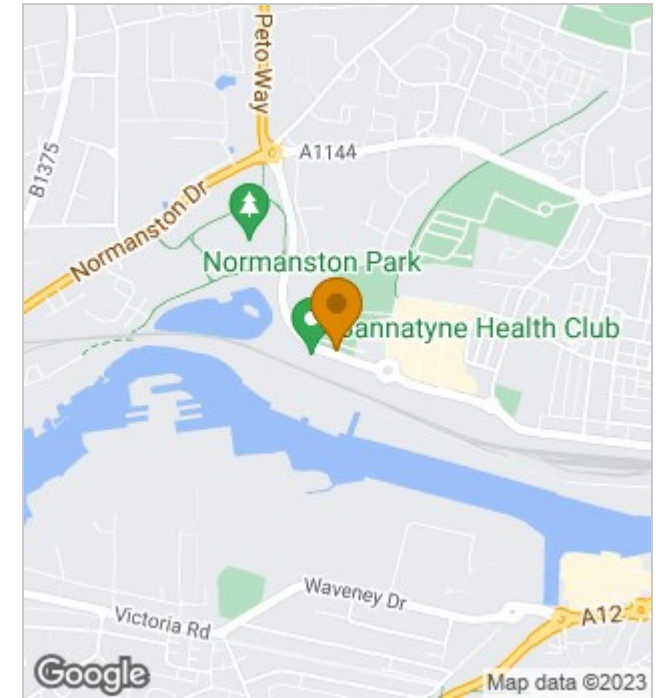
01483 844891

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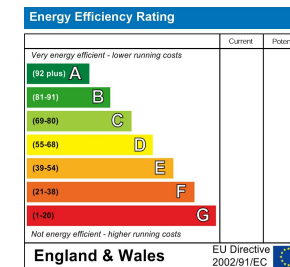
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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