

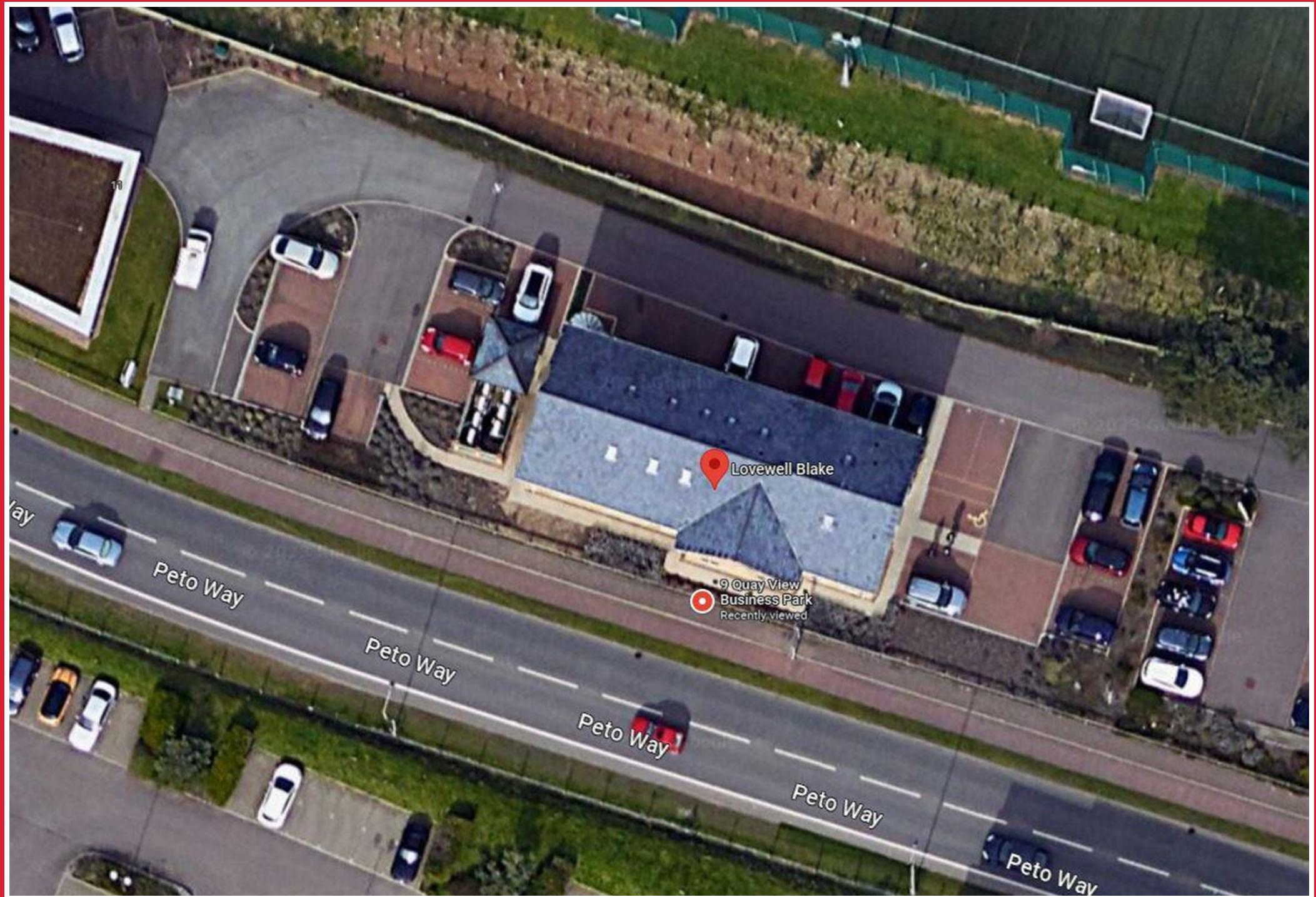
**Aldreds**  
Lettings



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

£75,000 Per Annum





# 9 Quay View Business Park, Barnards Way

, Lowestoft, NR32 2HD

- 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.

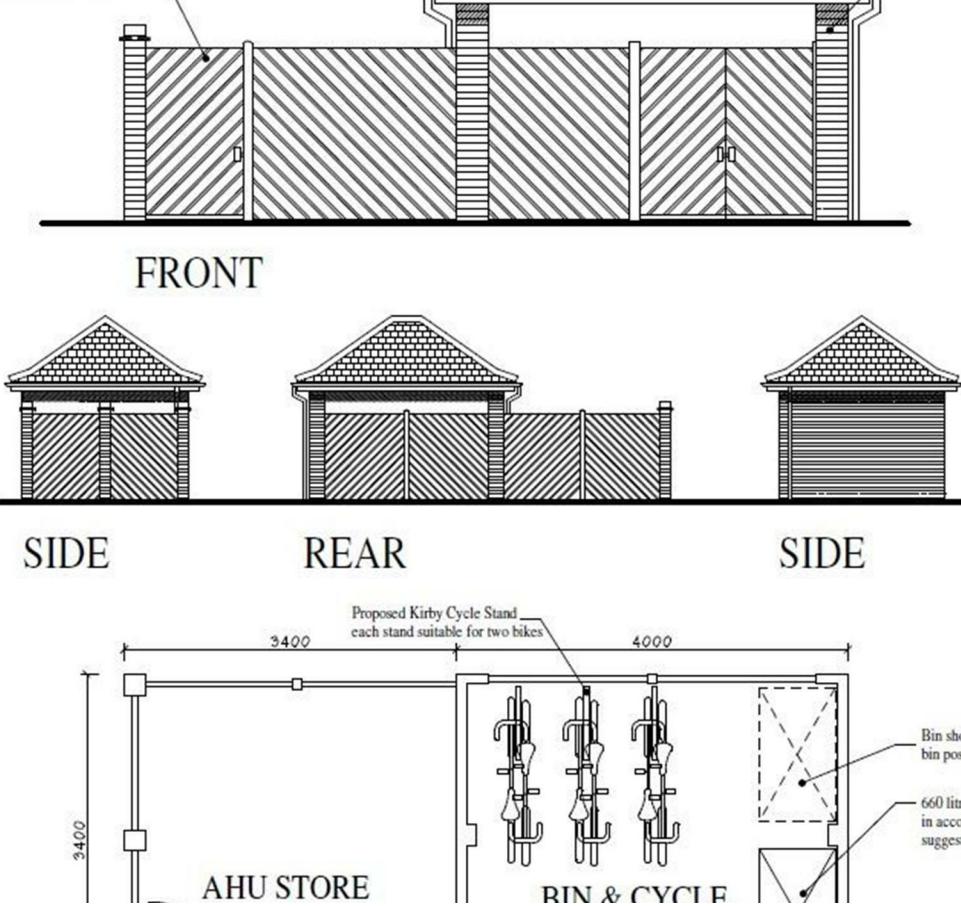
Disabled WC, WC, Kitchen and male WC with urinals.

**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.



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 Staion 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

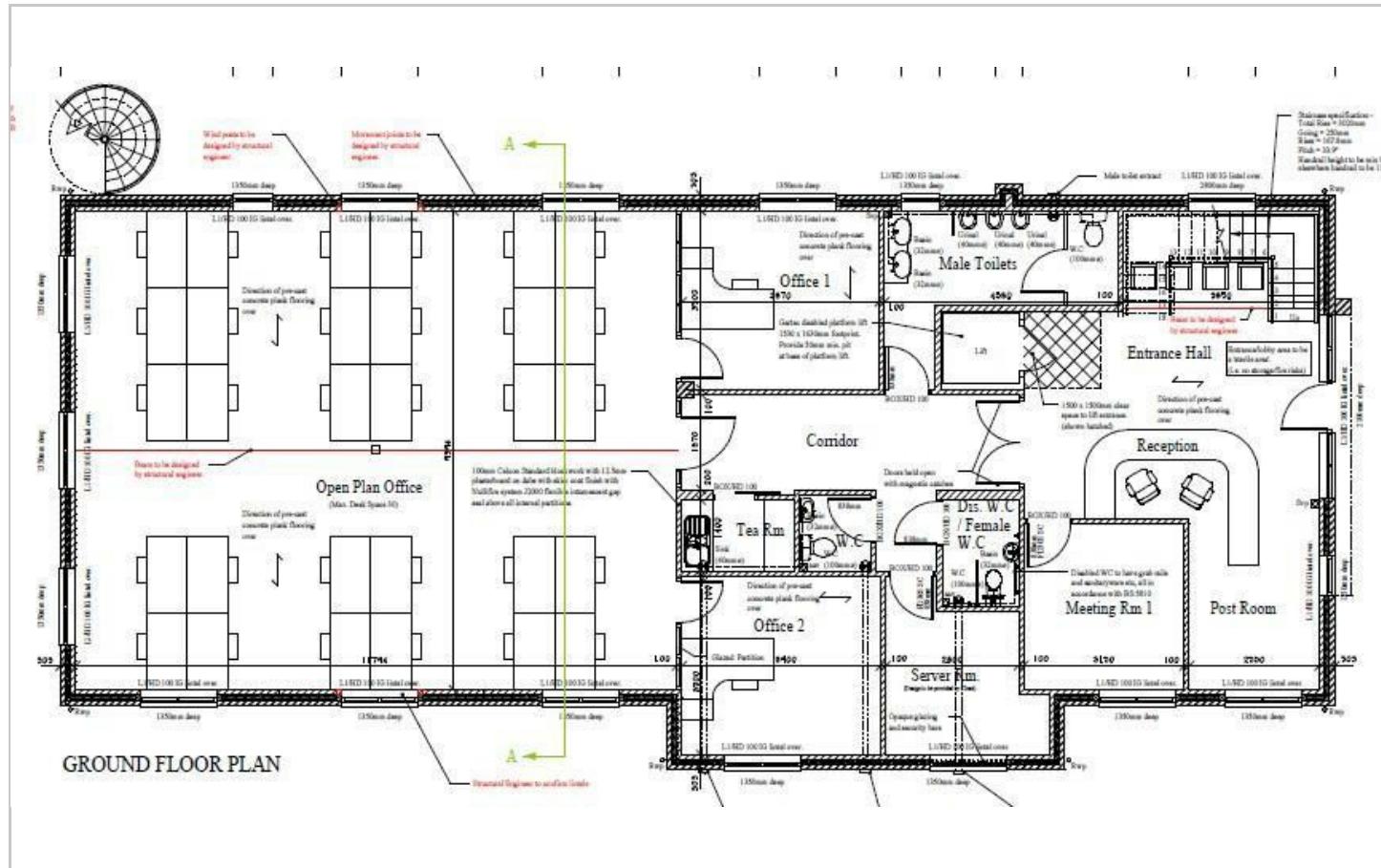
For further information please contact:-

Mark Duffield

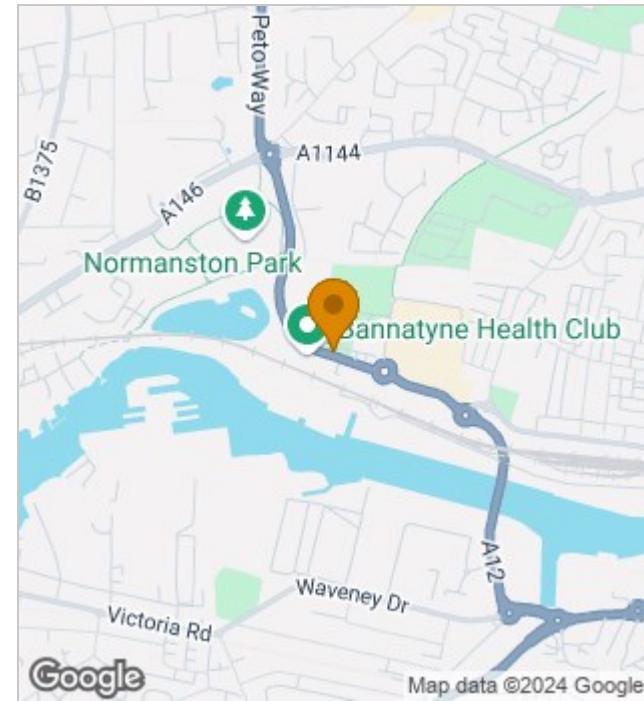
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## Floor Plans



## Location Map



## Energy Performance Graph

The chart displays the Energy Efficiency Rating scale. The top section, 'Very energy efficient - lower running costs', shows a gradient from dark blue (A) to light blue (G). The bottom section, 'Not energy efficient - higher running costs', shows a gradient from dark red (F) to light red (G). The ratings are: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), and G (1-20).

Rating	Score Range	Color
A	(92 plus)	Dark Blue
B	(81-91)	Medium Blue
C	(69-80)	Light Blue
D	(55-68)	Yellow
E	(39-54)	Orange
F	(21-38)	Red
G	(1-20)	Light Red

*Not energy efficient - higher running costs*

## Viewing

Please contact our Aldreds 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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