



Aldreds
Lettings

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

£75,000 Per Annum





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

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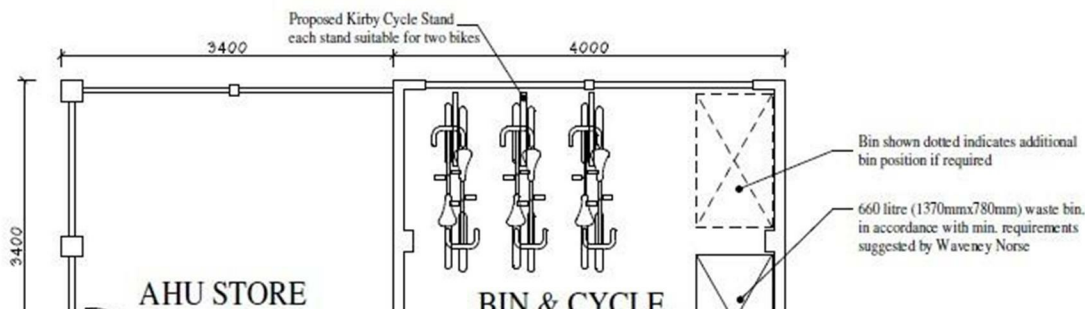
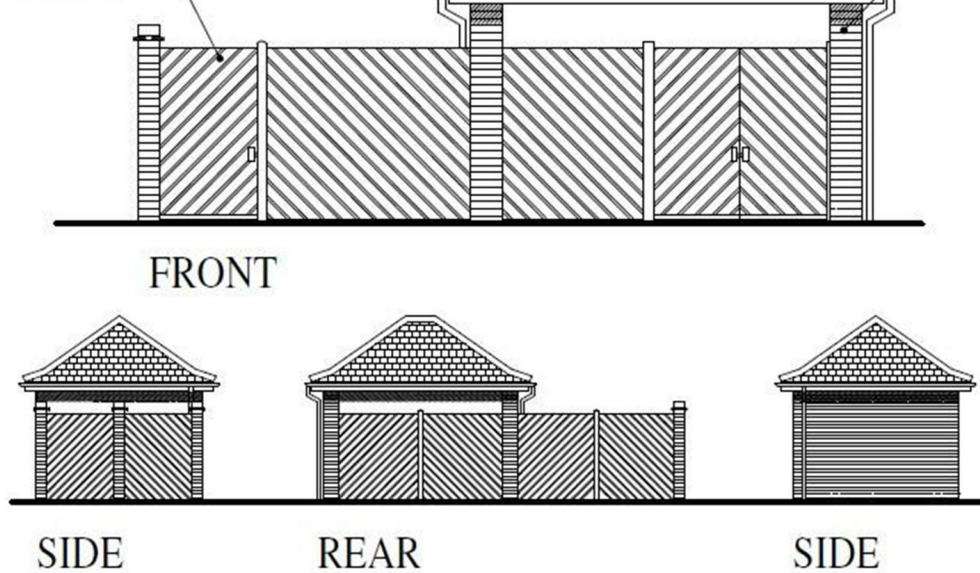
Loft Offices - 1,183 square feet



£75,000 Per Annum

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

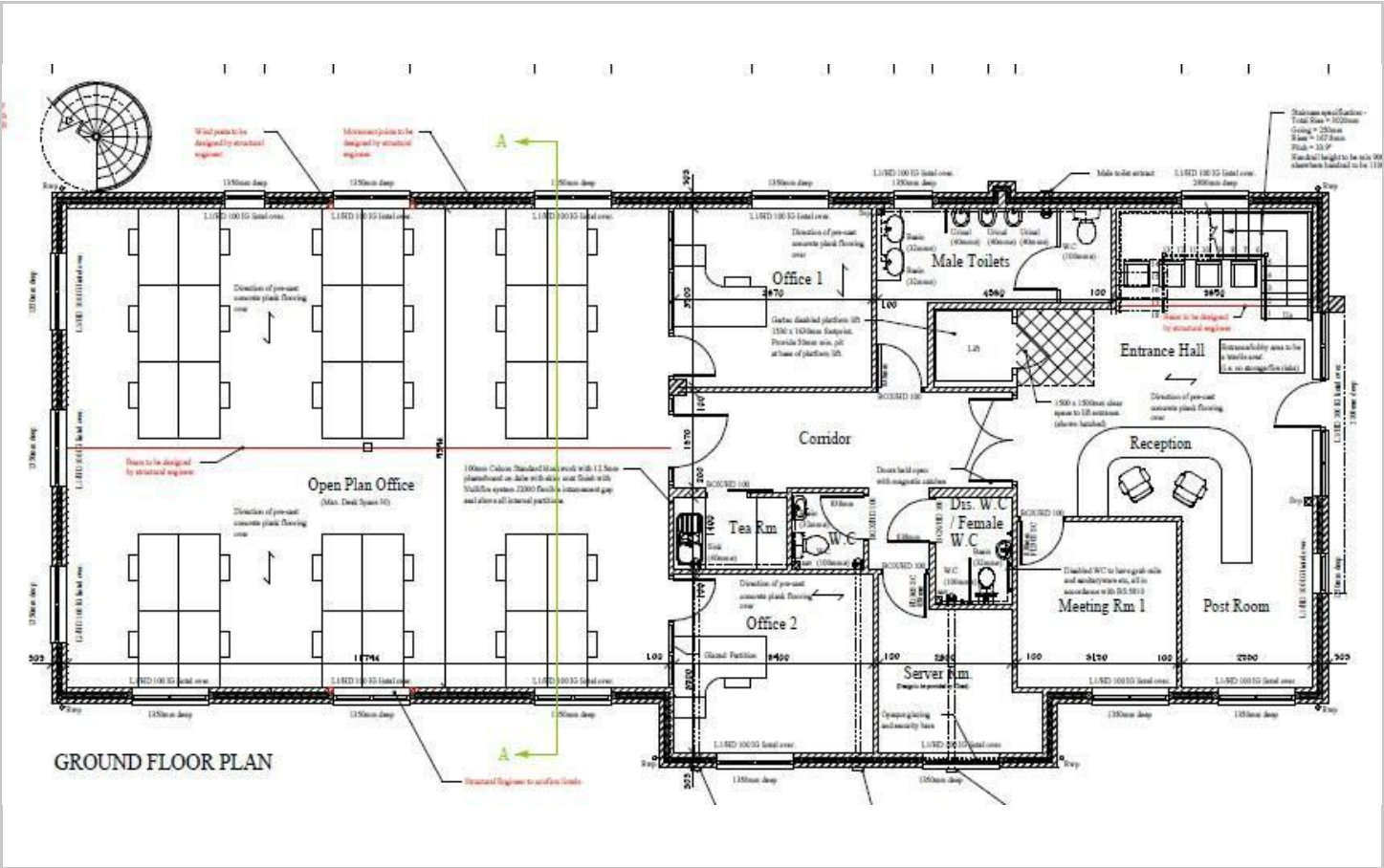
For further information please contact:-

Mark Duffield

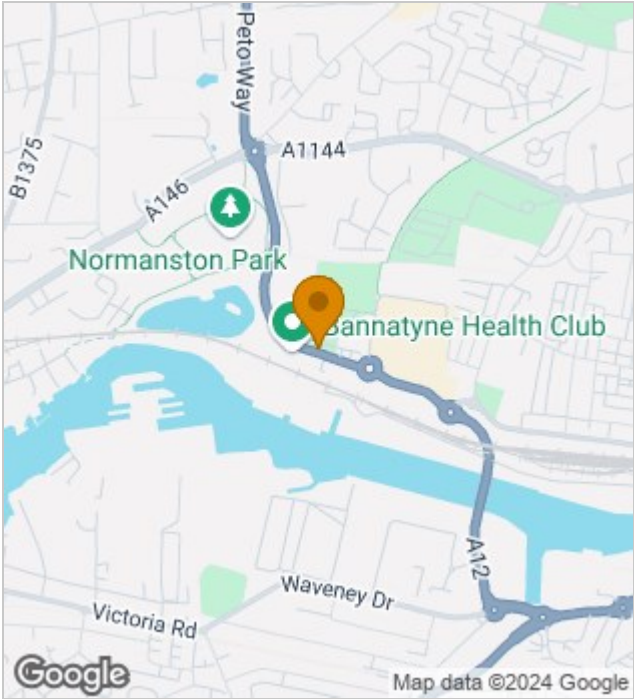
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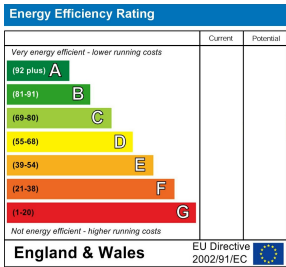
Floor Plans



Location Map



Energy Performance Graph



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.

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