



## 263 Whapload Rd

263B Whapload Road, Lowestoft, NR32 1UL

### Freehold Industrial Site For Sale with vacant possession in Lowestoft

**6,648 sq ft**

(617.62 sq m)

- Good connectivity with access to the A12
- Suitable For Various Industrial Uses
- Two Roller Shutter Doors
- Large Forecourt and Parking Area
- Site area 0.15 ha 0.37 acres
- OIEO £300,000 excl, VAT invited on an unconditional basis

Summary

Available Size	6,648 sq ft
Price	Offers in excess of £300,000
Rateable Value	£24,750
EPC Rating	Upon enquiry

Description

This unit comprises of two large warehouses, featuring brick elevations and part asbestos cladding, offering both storage and operational space. The buildings are equipped with large steel framed windows, providing natural light. The property also includes two roller shutter bays with good height, ideal for accommodating larger vehicles or equipment. In addition, a forecourt and parking area provide convenient access and parking for staff and visitors, making this an ideal location for various industrial uses.

Location

Located in Lowestoft, Suffolk, the unit is situated close to a variety of commercial and industrial occupiers, including various nearby businesses, logistics and trade suppliers. The surrounding area benefits from a mix of warehousing, manufacturing and retail occupiers. The site is easily accessible by road, with direct links to key routes. The A12 is approximately 1.5 miles to the south, providing access to the broader regional road network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	6,648	617.62
Total	6,648	617.62

Viewings

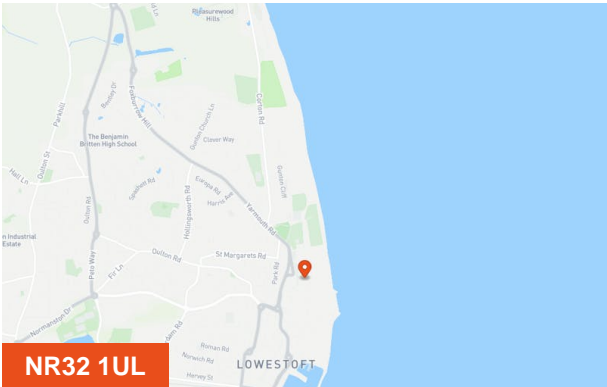
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



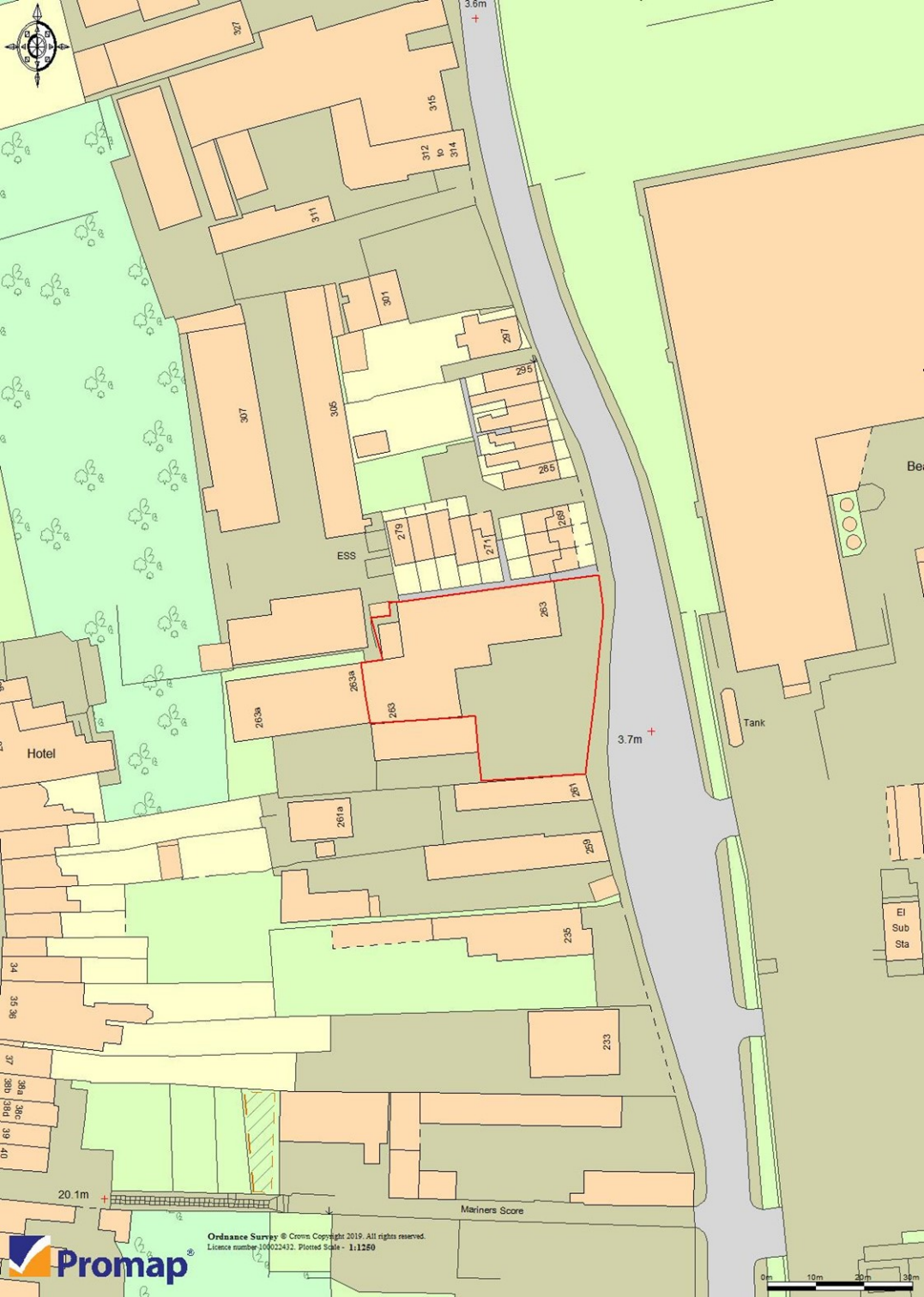
Viewing & Further Information

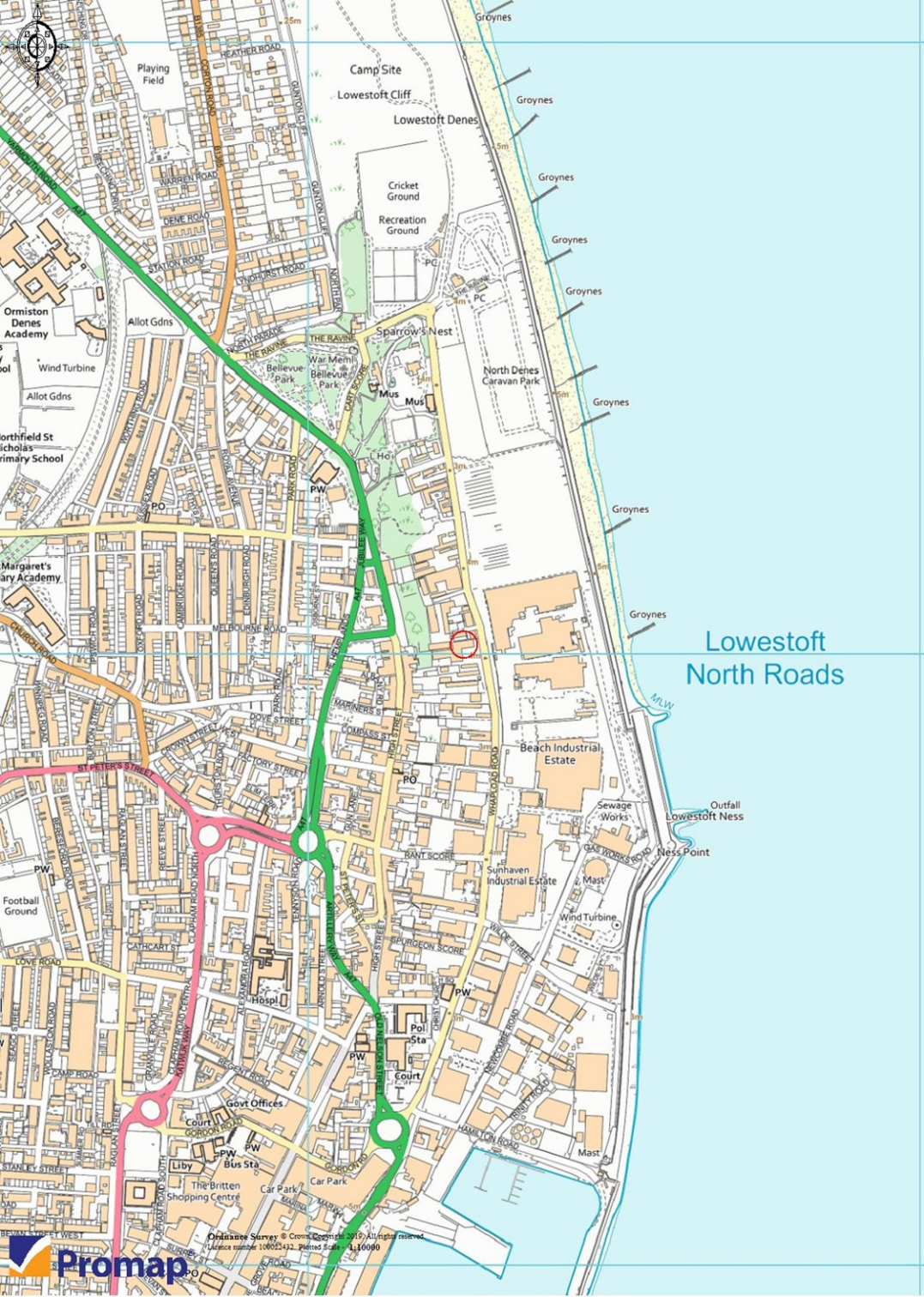
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## Lowestoft North Roads