

UNIT 9, PINBUSH ROAD
SOUTH LOWESTOFT INDUSTRIAL ESTATE
LOWESTOFT, SUFFOLK NR33 7NL

LEASE FOR ASSIGNMENT

KEY FEATURES

- Prominent unit on a busy trading estate
- Semi-detached warehouse unit (totalling 1,072 sq.m.)
- Eaves height min 5.1 m
- LED lighting/fire alarm to warehouse
- Front loading door (3.7 m wide x 5.5 m high)
- Side loading door (3.7 m wide x 4.0 m high)
- Integral reception/office block (2 storey)
- Staff amenity block (wcs, kitchenette, mess room)
- Ample front apron for deliveries & car parking

LOCATION

The South Lowestoft Industrial Estate is an important business area of Lowestoft just off the A12, which links to Ipswich and Great Yarmouth.

It is adjacent to the Gateway Retail Park on Tower Road (Aldi, The Range, Greggs, Costa, Card Factory, Poundstretcher) whilst other nearby retailers include Lowestoft Audi, Morrisons, B&M.

The subject property is situated on Pinbush Road between two trade counter operators (Godfreys kitchens & bathrooms and Durham Animal Feeds) and is identifiable by the agent's board.

Other nearby trade counter operators include Jewsons, Travis Perkins, Screwfix, Topps Tiles, Howdens joinery

ACCOMMODATION

Gross internal area	*sq. m.*	*(sq. ft.)*
Open plan warehouse	934.0	(10,054)
Integral offices (2-storey)	97.6	(1,050)
Integral amenities	40.9	(441)
Total	**1072.5**	**(11,545)**





SERVICES

Mains water; drainage and 3-phase electricity supplies are connected.

Current EICR (Nov 2026), fire and security alarm installations.

ENERGY PERFORMANCE CERTIFICATE

Band D – valid until 25th April 2033.

BUSINESS RATES

Rateable Value £47,250 (April 2026).

PERMITTED USE

Class B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987.

LAND TENURE

The current lease is at a rent passing of £57,200 per annum and is available for assignment (or sub-letting) until 13th May 2029.

Alternatively, the landlord can offer a new longer-term lease, if required.

Such lease could commence at a rent of £57,200 per annum, with a stepped rental increase on 14th May 2029 (by prior agreement).

LEGAL COSTS

Each party to bear their own legal costs.







WISEMAN COMMERCIAL

INFORMATION & VIEWING

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Bycroft ESTATE AGENTS

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