

Leasehold Opportunity

From £630pcm

www.paulhubbardonline.com/commercial



COLNE HOUSE, WAVENEY ROAD

A range of high-quality, fully serviced offices in the heart of Lowestoft, directly opposite the port and moments from the train station and high street, available on flexible, all-inclusive terms.

Lowestoft, Suffolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY

- 1.** Selection of high-quality, fully serviced office suites available immediately
- 2.** Prime town centre location directly opposite Lowestoft Port
- 3.** Approximately 50 metres from Lowestoft railway station and close to the high street
- 4.** All-inclusive rents covering utilities, internet and service charge
- 5.** Flexible lease terms with secure 24/7 access, air conditioning and parking included



DESCRIPTION



Paul Hubbard Commercial are proud to present to market a range of high quality, fully serviced offices in the heart of Lowestoft town centre.

Colne House provides a selection fully serviced office suites available to rent immediately, occupying a prominent and highly accessible town centre position.

The property offers modern, well-presented office accommodation finished to a high standard, with shared communal kitchen facilities and WCs. Each office suite is self-contained, fully decorated and ready for immediate occupation, providing a straightforward, all-inclusive workspace solution on flexible terms.

Colne House is superbly located directly opposite Lowestoft Port, making it particularly well suited to businesses connected with the offshore energy, maritime, logistics and marine services sectors.

The building is also approximately 50 metres from Lowestoft railway station and a short walk from the main high street amenities, with excellent connectivity to both North and South Lowestoft and the wider road network.

Each office benefits from:

- High-speed internet connection
- Air conditioning
- Secure 24/7 access
- On-site parking
- Fully fitted and ready-to-occupy accommodation

The offices would suit a broad range of occupiers, including professional services, consultants, financial and insurance businesses, IT and digital companies, start-ups, and small established enterprises.

In addition, any business involved with offshore, maritime or port-related operations would be ideally placed in this location.

All prices are fully inclusive of rent, utilities, internet and service charge, with flexible lease agreements available.



AVAILABLE SPACES



Office 1 – 226 sq ft

£630 per calendar month (all-inclusive)
(c. £33.50 per sq ft)

Office 2 – 245 sq ft

£675 per calendar month (all-inclusive)
(c. £33.05 per sq ft)

Office 3 – 274 sq ft

£720 per calendar month (all-inclusive)
(c. £31.55 per sq ft)

Office 5 – 302 sq ft

£765 per calendar month (all-inclusive)
(c. £30.45 per sq ft)

Office 6 – 320 sq ft

£810 per calendar month (all-inclusive)
(c. £30.40 per sq ft)

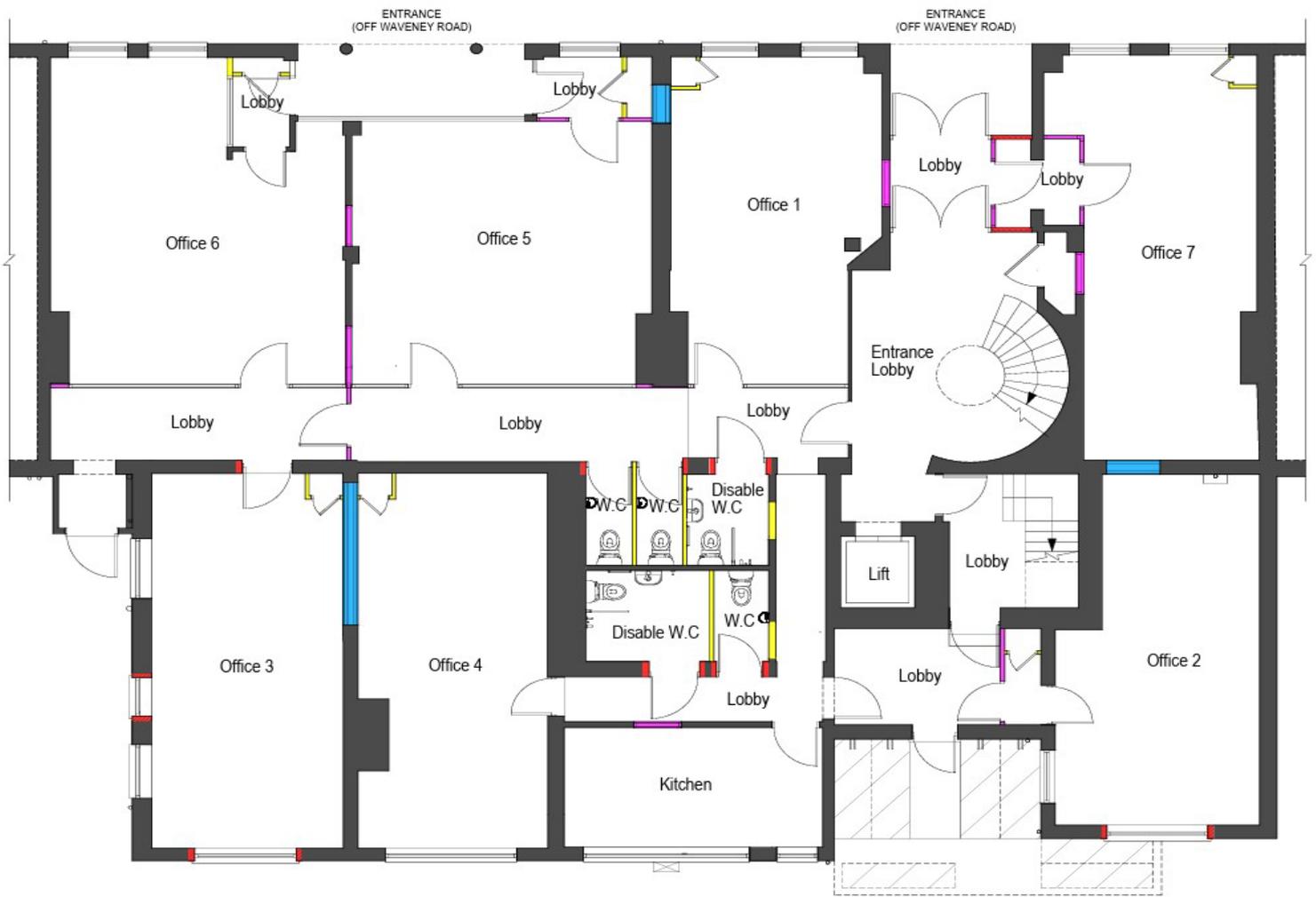












RATES

Rateable value

TBC

For guidance on business rates, please contact East Suffolk Council for more information.

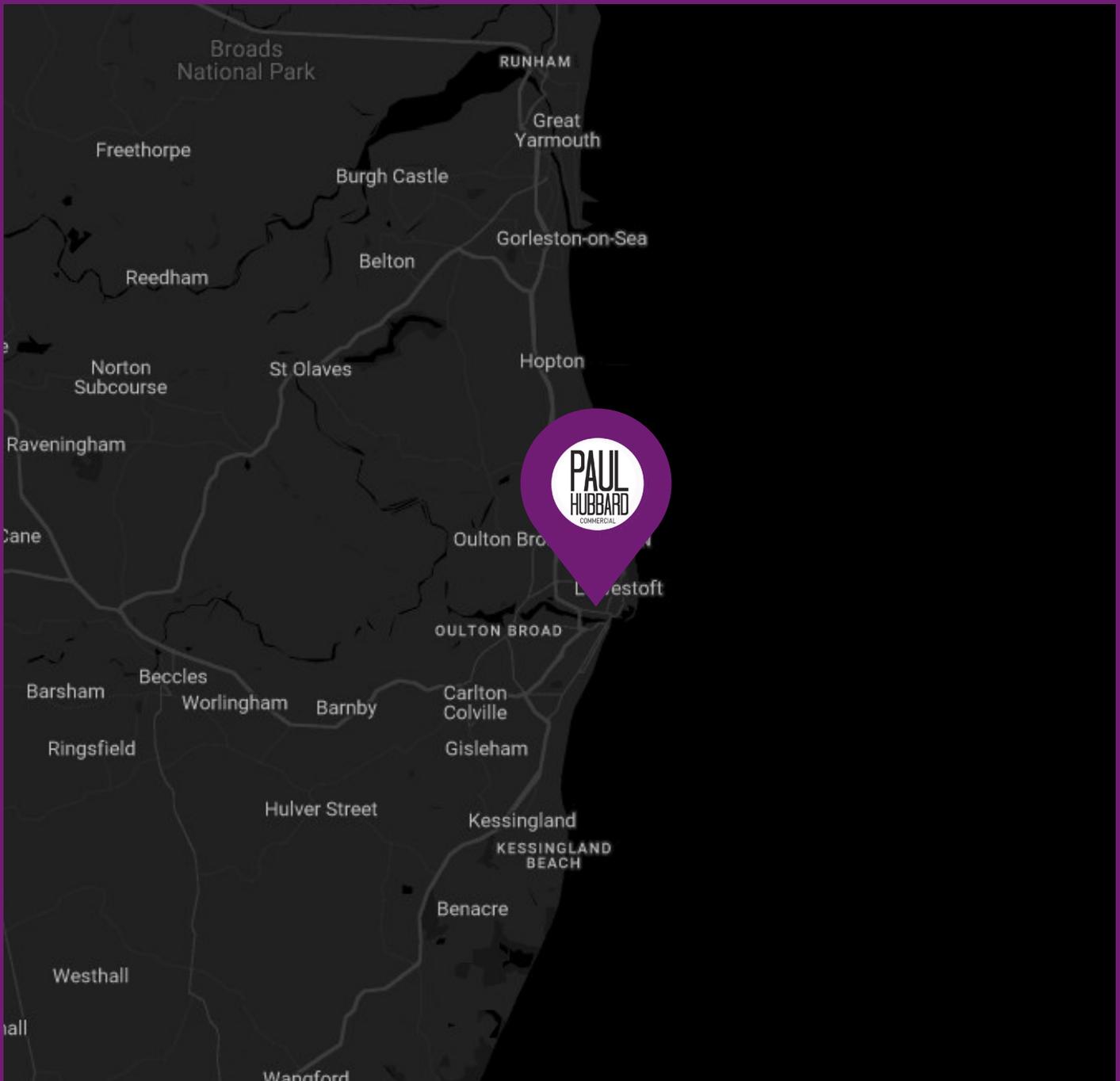


LOCATION



**Colne House,
8-11 Waveney Road,
Lowestoft,
NR32 1EW**

Lowestoft is Suffolk's largest coastal town and the UK's most easterly point, offering a unique blend of maritime heritage, tourism appeal, and growing commercial opportunity. The town is home to a busy working port, an established offshore energy and renewables sector, and benefits from ongoing regeneration projects aimed at revitalising the town centre, seafront and cultural quarter. With strong transport links, a skilled local workforce and increasing demand for both residential and commercial space, Lowestoft presents an attractive environment for investors. Property prices remain relatively affordable compared to other coastal towns, creating opportunities for buyers to secure strong yields, capital growth and long-term value in a location that is actively benefiting from public and private investment.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 28 day notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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