



Unit 6, Capitol Trading Estate Whapload Road, Lowestoft, Suffolk, NR32 1TY

Versatile 2,439 sq ft commercial unit available for sale or to let, offering flexible accommodation suitable for a variety of industrial, storage, workshop, retail or business uses (STP).

- Commercial unit extending to approximately 2,439 sq ft (226.6 sq m)
- Available For Sale (£140,000) or To Let (£1,000 PCM / £12,000 PA)
- Flexible accommodation arranged as studios, reception, lounge, stores and WC facilities
- Previously occupied as a music recording and rehearsal studio for around 20 years
- Suitable for workshop, warehouse, storage, trade counter, retail, office and other commercial uses (STP)
- Potential to reconfigure into more conventional industrial accommodation
- Situated on the established Capital Trading Estate, Lowestoft
- Shared estate access and parking rights
- Long leasehold interest with approximately 54 years remaining
- Excellent access to the A12, Lowestoft town centre and the Port of Lowestoft

£1,000 Per Calendar Month

GROUND FLOOR
2439 sq.ft. (226.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	