

Leasehold Opportunity

£1485 pcm

Includes bills and service charge

www.paulhubbardonline.com/commercial



WAVENEY CHAMBERS, WAVENEY ROAD

A high-quality, fully serviced office 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.

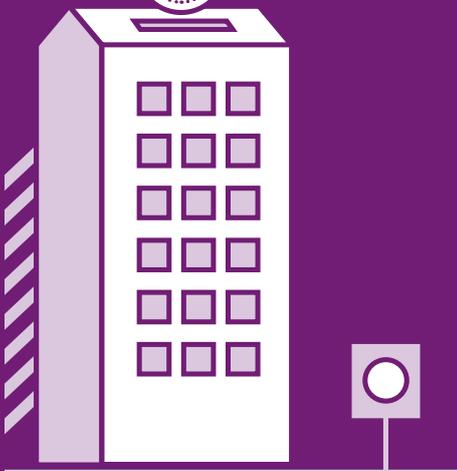
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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Self-contained office suite extending to approx. 1,172 sq ft, arranged as multiple offices / meeting rooms with a dedicated kitchen area

2. Asking rent: £1,440 – £1,485 per calendar month, inclusive of service charge and utilities

3. Attractive coastal views over the sea and Lowestoft Port, providing excellent natural light throughout

4. Located within the established Waveney Chambers building, immediately adjacent to the popular Colne House business centre

5. Suitable for a range of occupiers seeking flexible, well-presented office accommodation in a prominent and accessible location

DESCRIPTION



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

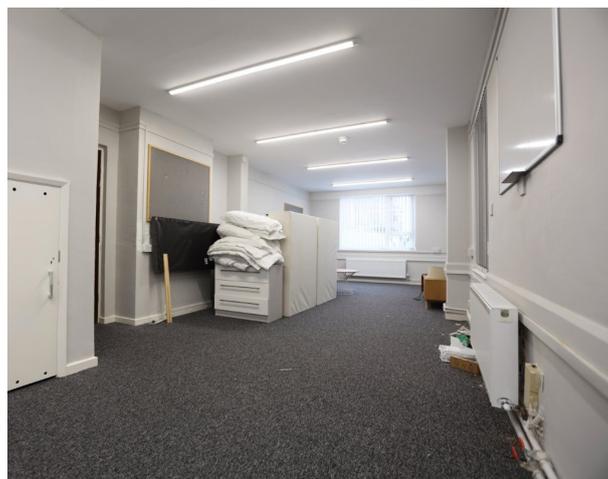
Waveney Chambers East provides well-presented and flexible office accommodation within a prominent coastal building on Waveney Road, positioned immediately adjacent to the established Colne House business centre.

The accommodation extends to approximately 1,172 sq ft and is arranged to offer a mix of individual offices, meeting rooms, and open working areas, making it well suited to occupiers seeking a more traditional and self-contained office environment. The layout lends itself equally to professional practices, growing businesses, or occupiers requiring a combination of private rooms and collaborative space.

A key feature of the accommodation is its dedicated kitchen area, providing occupiers with their own facilities independent of the wider building. The offices also benefit from excellent natural light and attractive outlooks across the sea and Lowestoft Port, which are rarely available within town-centre office accommodation.

The building offers the same practical amenities as the neighbouring Colne House, including convenient access to local services, parking arrangements nearby, and good connectivity to the wider town and port infrastructure, while maintaining a more private and exclusive feel.

Waveney Chambers East represents an excellent opportunity to secure characterful, flexible office accommodation with coastal views, in an established and accessible location.



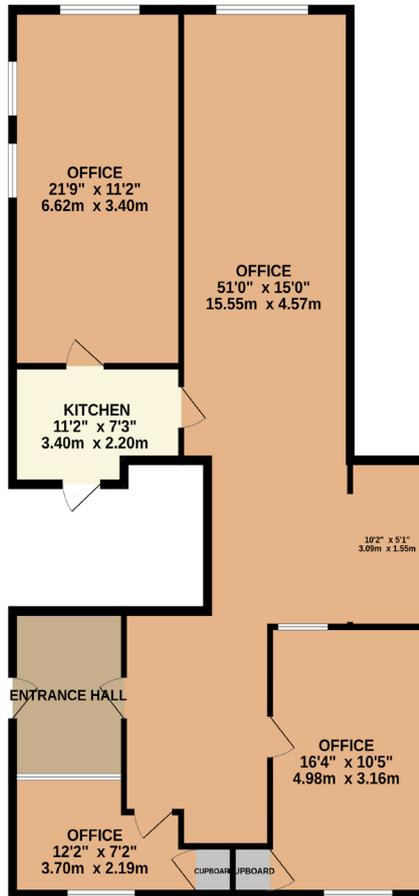








GROUND FLOOR
1172 sq.ft (109 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (109 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RATES

Rateable value

TBC

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

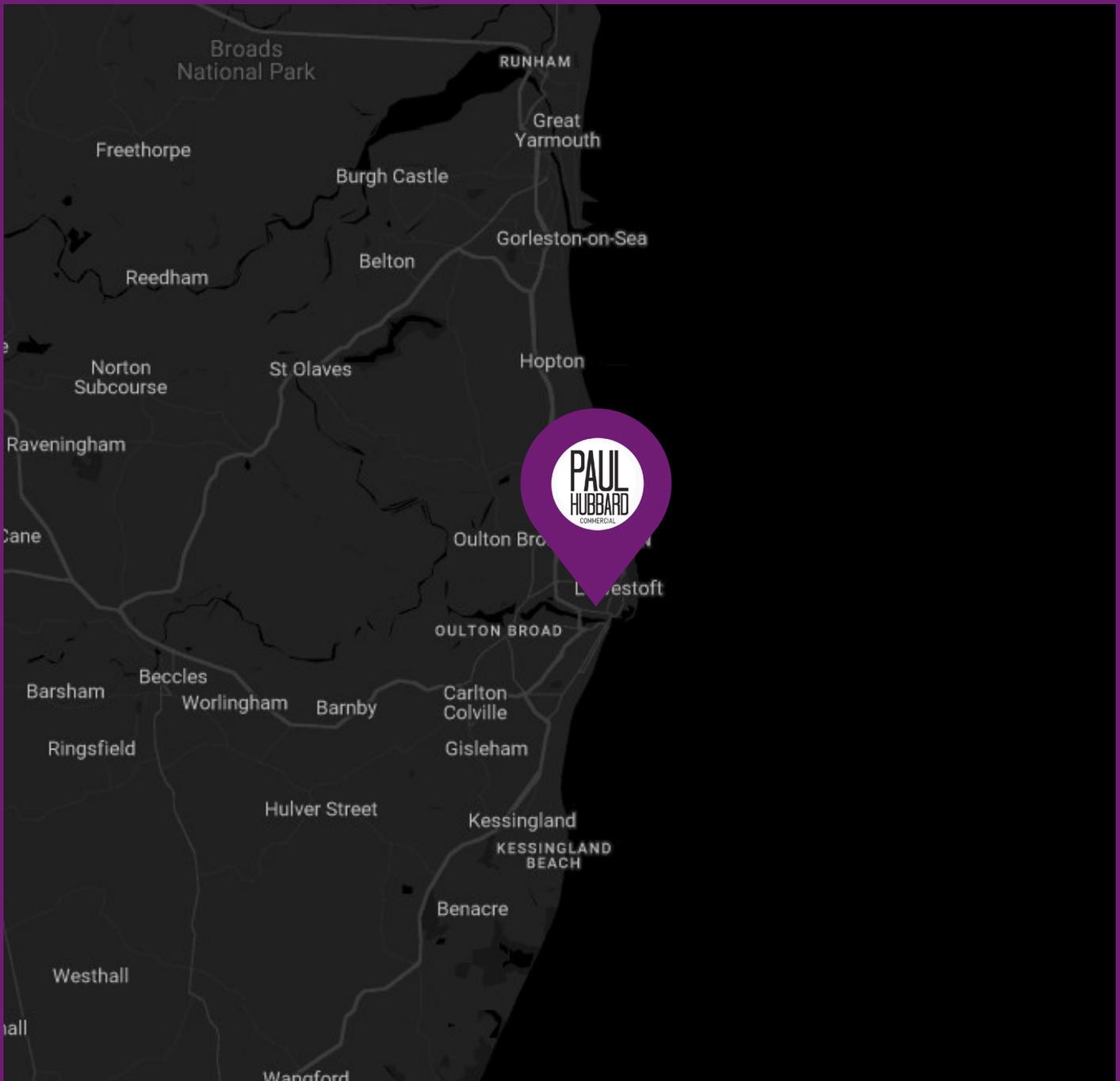


LOCATION



**Waveney Chambers,
Waveney Road,
Lowestoft,
NR32 1BN**

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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