



Unit To Let

Telephone House
16 Clapham Road
Lowestoft
NR32 1QR



October 2015

- First Floor Office Suite
- On Site Car Parking
- 5,272 sq ft / 489.73 sq m
- To Let – New Lease

Location

Telephone House is situated within Lowestoft Town Centre, fronting both Surrey Street and Clapham Road, and adjacent to the main retail areas of the town. A large multi-storey car park adjoins the building and the railway station and bus station are within easy walking distance. Lowestoft with a resident population of approximately 75,000 and a catchment population in excess of 100,000 is the second largest town in Suffolk, a centre for commercial, industrial, retail, educational, administrative, port and leisure activities.

Description

The premises comprise of good quality partially air conditioned first floor open plan offices and meeting rooms, with separate gender WC's, staff room / tea point, good levels of storage space and access from the shared areas of the Lowestoft Telephone Centre. There are six on site car-parking spaces.

Services

The premises are fully heated with mains electricity, water and drainage connections. The premises have good quality Category II lighting, fully accessible raised floors with small power and data networks to most of the office areas.

Accommodation

Offices: 489.73 sq m (5,272 sq ft)

Service Charge

A service charge is payable, which includes the cost of heating, water supply and drainage, cleaning of the common parts, building maintenance, building insurance and the use of the shared areas and car park. An estimate of those costs will be provided upon request.

Rating

Rateable Value: £28,000

Rating

Office Use – Use Class B1

Terms

New lease for a term of 5 years subject to a lessee's full repairing and decorating covenant at an initial annual exclusive rent in the region of £31,500, subject to the receipt of satisfactory references.

VAT

VAT will be applied to the rent and service charge.



Legal Cost

Each party is to be responsible for their own legal costs. Prospective lessee's are to enter into a binding undertaking to pay the lessors legal fees in the event of withdrawing from the transaction before completion.

Viewing

Strictly by appointment.

EPC

EPC Rating: D (90)

For further information or an appointment to view please contact:

Chris McGee

T: 020 7911 2197

E: chris.mcgee@gva.co.uk

Richard Perkins

T: 01502 568 674

E: property@richard-perkins.co.uk

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