



## Margaret Jane House

Mobbs Way | Lowestoft | NR32 3AL

Annual Rental

£17,000

- High-quality, self-contained office suite
- Prime location on Mobbs Way Industrial Estate
- Approximately 1,700 sq ft of internal space
- Excellent access and transport links to both Lowestoft, Great Yarmouth and Ipswich via the A12 & A47
- Fully air-conditioned for climate control heating and cooling
- Flexible layout suitable for various office uses
- Seven dedicated on-site car parking spaces
- Proximity to the Sizewell C development
- Positioned within a thriving and well-regarded commercial hub consisting of both local and national businesses





**Square Meterage: Approx 166m<sup>2</sup> | Rateable Value: £8,400 | EPC Rating: E**

This high-quality, self-contained office suite is situated just outside Lowestoft town centre on the ever-popular Mobbs Way Industrial Estate, Oulton Broad. The location offers excellent access to both Lowestoft and Great Yarmouth, making it an ideal base for businesses seeking a well-connected and professional setting.

Mobbs Way is a well-established and thriving estate, home to a diverse range of successful businesses including ATPI Ltd, Bookers, Suffolk County Council, DVSA, Bushells Bakery an MSO Group along with many other quality businesses. The area benefits from strong local amenities, good road links, and a reputation as one of the region's key commercial hubs.

The office suite itself offers approximately 1,700 sq ft of flexible internal space, suitable for a variety of office-based operations. Its layout can easily accommodate open-plan working, private offices, meeting rooms, or a combination to suit your requirements. It is also fully air conditioned for climate control heating and cooling

Externally, the property benefits from seven dedicated on-site car parking spaces, providing excellent accessibility for staff and visitors. Its prominent position within the estate offers convenience and strong visibility.

This is an excellent opportunity to secure a modern and well-located office suite within a popular industrial area, offering convenience, accessibility, and a professional working environment.

### Key Features

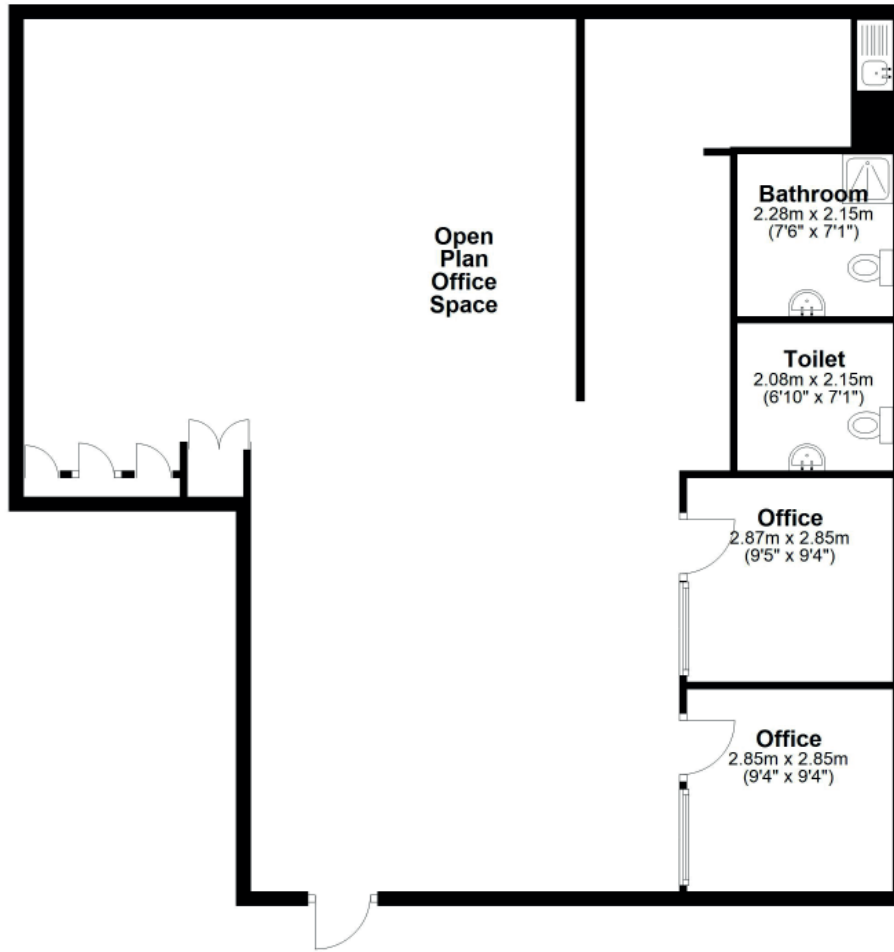
- High-quality, self-contained office suite
- Prime location on Mobbs Way Industrial Estate
- Approximately 1,700 sq ft of internal space
- Situated just outside Lowestoft town centre
- Excellent access and transport links to Lowestoft, Ipswich and Great Yarmouth with proximity to the new Sizewell C development site
- Surrounded by many established local and national businesses, including ATPI Ltd, Bookers, Suffolk County Council, DVSA, Bushells Bakery an MSO Group
- Flexible layout suitable for various office uses
- Seven dedicated on-site car parking spaces
- Good transport links to the A12/A47 and wider region
- Positioned within a thriving and well-regarded commercial hub

If you wish to view this property or require any further information please contact us on 01502 446000

# Floor Plans

## Ground Floor

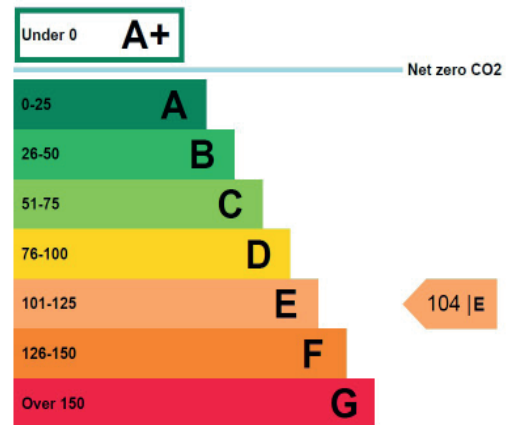
Approx. 130.1 sq. metres (1399.9 sq. feet)



## Additional Information

- **Rent:** £1,416 per month
- **Opportunity to acquire a modern office suite on a popular industrial estate**
- **New Lease available - Flexible Terms**

## Energy Efficiency Rating



## Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

**Steel & Co**

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