

## LARGE UNIT FOR LEASE

Spacious Industrial Unit with Offices – Whapload Road,  
Lowestoft

Located in the well-established Whapload Road industrial area, this versatile unit offers an excellent opportunity for businesses looking for a practical and adaptable workspace. With a generous internal layout and valuable outdoor space, the property is well-suited for a wide range of uses including storage, light manufacturing, workshops, or distribution.

The ground floor features a substantial open-plan workspace accessed via a high roller shutter door – ideal for vehicle entry, deliveries, or heavy equipment. To the rear, you'll find a fitted kitchen area, a dedicated staff room, and WC facilities, providing everything needed for day-to-day operations.

Upstairs, the first floor boasts a private office overlooking the main workspace – a quiet spot perfect for admin, meetings, or management oversight.



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**Large Unit**

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**Roller Shutter Door**

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**Large office**

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**2,917 sq ft**

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**Hardstanding Space**

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Outside, there's ample hardstanding space, offering excellent room for parking, loading, unloading or storing vehicles.

Built with a robust steel frame and block construction, the unit offers solid security and flexible usage, enhanced by its impressive ceiling height – ideal for vertical storage or machinery.

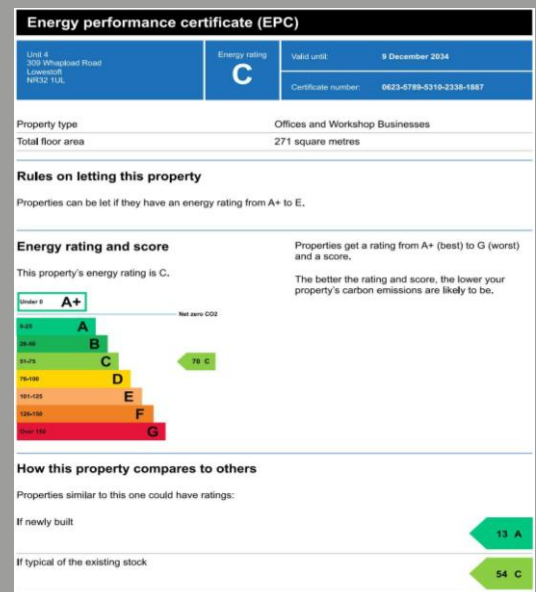
This is an ideal property for growing businesses or start-ups seeking a well-located and easy-to-access industrial base in Lowestoft.

## Key Features

- **Generous Ground Floor Workspace** – Ideal for storage, manufacturing, workshops or light industrial use.
- **High Roller Shutter Door Access** – Easy entry for vehicles, deliveries and equipment.
- **Ample Hardstanding Outside Space** – Perfect for parking, loading/unloading, or vehicle storage.
- **First Floor Office Space** – Private and elevated office overlooking the main workshop area.
- **Ground Floor Kitchen Area** – Fitted with sink and units, suitable for break times or light catering.
- **Dedicated Staff Room** – Ideal for employee rest breaks or changing area.
- **WC Facilities** – Located on the ground floor for convenience.
- **Secure & Solid Construction** – Steel frame, brickwork, and internal block walling, ideal for secure and flexible use.
- **Great Ceiling Height** – Excellent vertical space for racking, storage or machinery.

## £18,000 PCM

Unit 4  
309 Whapload Road  
Lowestoft  
Suffolk  
NR32 1XQ



If you wish to view the property or require any further information, please contact us by one of the following options:

Telephone: 01502 446000

E-mail: [info@steelandco.co.uk](mailto:info@steelandco.co.uk)

You can find us at:

Steel and Co  
92 High Street  
Lowestoft  
Suffolk  
NR32 1XW