

Steel & Co

COMMERCIAL PROPERTY SERVICES



Land, Belvedere Road, Lowestoft, Suffolk,  
NR33 0PR

Rental Price  
Annual Rental Of £50,000

## Prime 2.36-Acre Hardstanding with Mooring – Close to Lowestoft Port

Introducing an exclusive lease opportunity for a substantial 2.36-acre site that combines practicality with prestige. This expansive property is available for lease only and can be configured to meet a wide variety of operational needs. The property offers flexible leasing options to suit your operational needs. It can be divided into two separate areas, each with an annual lease of £50,000 plus VAT, or maintained as one integrated site at £100,000 Plus VAT per annum. This versatility enables you to tailor the space exactly to your requirements.

At the heart of the site is a robust hardstanding, engineered to support heavy-duty vehicles, equipment, and commercial activities. With an impressive 175 metres of key heading, the property ensures direct maritime access, making it an ideal choice for operations that rely on waterborne logistics or require seamless boat access. This feature opens up a myriad of possibilities for businesses that depend on efficient connectivity with the North Sea.

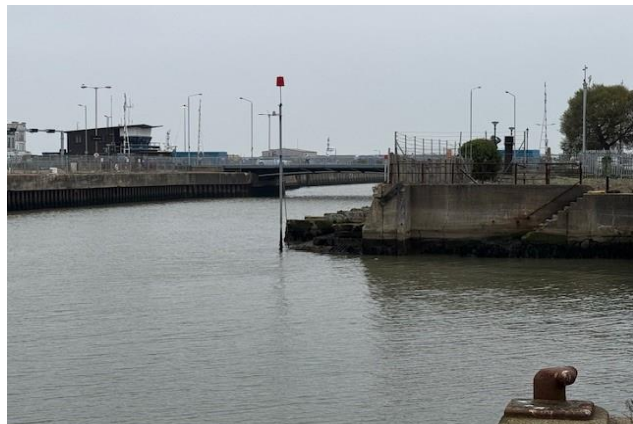
Situated near Lowestoft Port in the vibrant town of Lowestoft, Suffolk, the property benefits from its proximity to a thriving community of approximately 73,000 residents (2021 Census). Lowestoft is renowned for its award-winning beaches and distinctive coastal charm, and its recent economic upswing—bolstered by the expanding offshore renewables sector—has added a dynamic edge to the region. Furthermore, the nearby Sizewell C nuclear power station, located just 26 miles away, is contributing to the area's growing reputation as a bustling hub for commerce and industry.

Strategically positioned between Lowestoft's two main bridges, the site offers unmatched connectivity. Easy access to major road networks such as the A47 and A12 complements its direct boat access, making it a highly attractive location for businesses in the offshore, renewable energy, maritime, and logistics sectors. This excellent transport integration not only facilitates smooth day-to-day operations but also positions the property as a pivotal link in regional supply chains.

The site's versatility extends beyond its physical attributes. Its design and layout offer a multitude of possibilities—whether you need a dedicated space for warehousing, light industrial activities, or a hub that benefits from immediate maritime connectivity. The area's blend of modern infrastructure with its rich cultural and historical backdrop creates a stimulating environment for business operations. Lowestoft's unique combination of coastal allure, vibrant community spirit, and modern amenities makes it an inspiring locale for enterprises looking to thrive.

This lease opportunity represents a chance to secure a prime location that seamlessly marries functionality with a vibrant economic ecosystem. Embrace the potential of a site where strategic connectivity, versatile design, and an appealing regional atmosphere converge to create an ideal business hub.





- 2.36-acre hardstanding available for lease.
- Flexible layout: split into two or one integrated site.
- 175 metres of key heading ensures direct maritime access.
- Prime location near Lowestoft Port, Suffolk.
- Thriving coastal town with award-winning beaches.
- Excellent connectivity via North Sea, A47, and A12.
- Area experiencing growth from offshore renewables and Sizewell C.
- Versatile space ideal for warehousing, industrial, and logistics use.

This exclusive lease opportunity is proudly presented by ABP (Associated British Ports)

