Services Office premises - TO LET - On Flexible Terms

COLNE HOUSE & WAVENEY CHAMBERS
8-11 WAVENEY ROAD LOWESTOFT NR32 1BN

LOCATION & DESCRIPTION

Colne House once the base of The Colne Shipping Company Limited and Waveney Chambers now known as the Harbour Hub are located fronting Waveney Road (A47) overlooking Lowestoft Harbour and a short distance from the train station and London Road North the main retailing area of the town.

The three storey properties provide offices on the ground floor, Colne House provides serviced offices, with suites available on an easy in easy out flexible terms, with high specification fit out including Air conditioning, Fibre Broadband, Full data infrastructure, Communal kitchen and toilet facilities, Private and secure access with parking available.

Waveney House offices comprise two office areas split by the reception, stairwell and toilet facilities, those on the left-hand side are occupied and those on the right are available and can be split further into two separate offices.

ACCOMMODATION

Unit no	Availability	Sizes		
		Sq. Meter	Sq.Ft	Rent Per Month
Waveney Chambers - West	Occupied	100.52	1082	
Waveney Chambers - East	Occupied	108.9	1172	
Colne House - 1		21.0	226	£550
2		22.8	245	£ 550
3		25.5	274	£ 600
4	Occupied	24.7	266	-
5	Occupied	28.1	302	-
6	Occupied	29.7	320	-
7	Occupied	29.9	322	-

TENURE

There are flexible arrangements for short, medium, and long-term leases, including Easy in and Easy out tenancies for hassle-free management.

RATEABLE VALUE

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Colne House & Waveney Chambers have energy ratings of **B** & **C** respectively.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents**: Goodge Property Services**

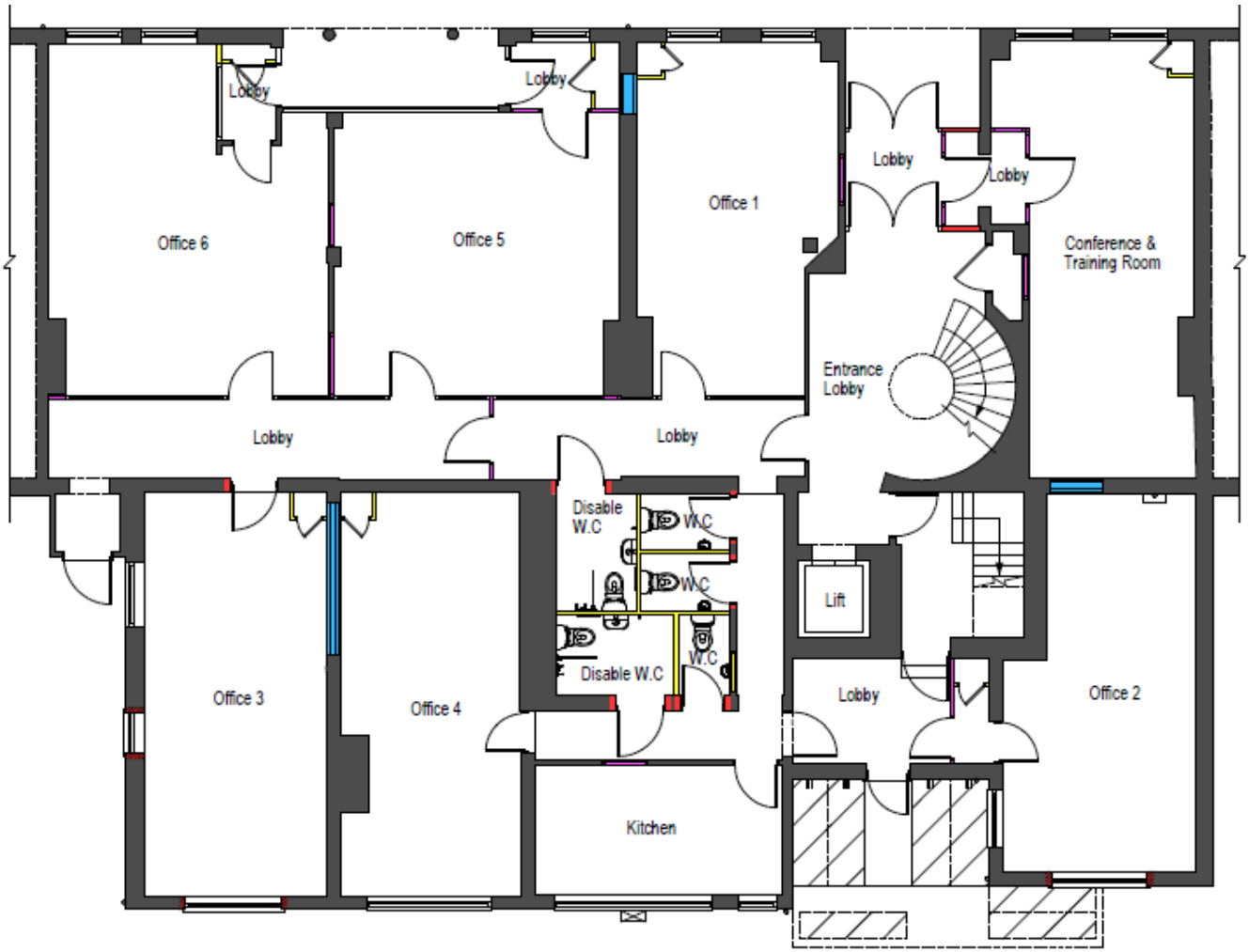
Contact: Tim Goodge Tel: 07855 885454 Email: tim@goodgepropertyservices.co.uk

SUBJECT TO CONTRACT

October 2026

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Colne House Floor Plan








HARBOUR HUB
WAVENEY
CHAMBERS


HARBOUR HUB
COLNE HOUSE