



14 Campbells Meadow, King's Lynn
£36,000 Per Annum

BELTON DUFFEY



14 CAMPBELLS MEADOW, KING'S LYNN, NORFOLK, PE30 4YR

High specification warehouse space (approx. 4650 sq.ft) with first floor office/production area and staff parking for 10 cars, being situated in a premier Industrial location.

DESCRIPTION

High specification warehouse space (approx. 4650 sq.ft) with first floor office/production area, staff parking for 10 cars, being situated in a premier Industrial location.

The property is built of steel frame construction with a lower block wall and cladding and is installed with air conditioning, extensive PIR LED lighting, fire alarm system, alarm system, ample sockets and double glazing.

The accommodation briefly comprises entrance with staircase to first floor office/production area, ground floor accessible cloakroom and warehouse.

The unit has easy access to Hardwick Roundabout and is conveniently situated for the A47, A17 and A10. Hardwick Industrial Estate is the premier Industrial location in King's Lynn and lies close by major Tesco and Sainsbury Superstores and Retail Park.

SITUATION

Kings Lynn is a historical town with a population of just over 42,000 and has various industrial estates attracting a variety of national and regional employers.

The town is situated on the intersection of the A47, A17, A10 and A149 and is approximately 100 miles north of London, 50 miles north of Cambridge, 50 miles west of Norwich and Stansted Airport is within 75 miles. There is a mainline rail service to London King's Cross (approximately 1 hour 42 minutes) and established port trade, particularly with Scandinavia and Northern Europe.

ENTRANCE

3.06m x 2.43m (10' 0" x 8' 0") Electric wall heater, fire alarm control panel.

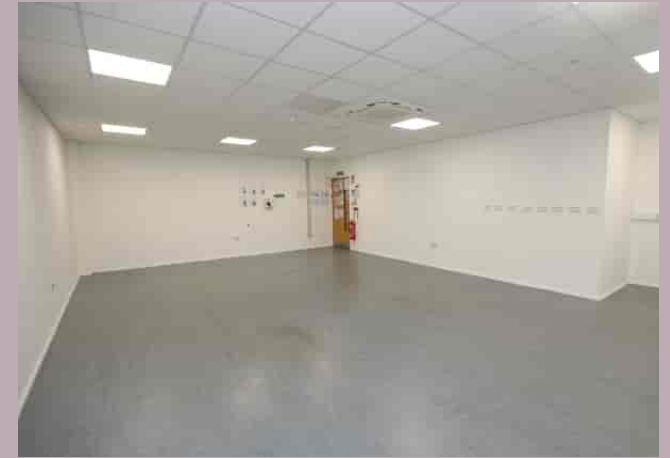
ACCESSIBLE TOILET

2.5m x 1.52m (8' 2" x 5' 0") Low level WC, wash hand basin, staircase to first floor.

WAREHOUSE

23.6m x 14.7m (77' 5" x 48' 3") max excluding staircase and accessible toilet. Roller shutter door with an opening of 3.81m x 3.16m and a ceiling height of 6.55m.

STORAGE AREA SERVICES CUPBOARD



FIRST FLOOR OFFICE/PRODUCTION AREA

9.0m x 7.37m max, narrowing to 5.91m (29' 6" x 24' 2" max, narrowing to 14' 5")

OUTSIDE

The property has parking for 10 cars.

DIRECTIONS

From the Hardwick roundabout proceed towards the town centre and take the first left hand turning into Campbells Meadow, proceed along taking the third left hand turning and no. 14 will be seen at the end on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Rateable Value - TBC.

Rates Payable - TBC.

Service charge - £661.79 Paid quarterly for the communal areas.

EPC - B.

RENT The rent is £36,000 per annum (£3,000 p.c.m.)

Rent: 3 months in advance. Deposit: Equivalent of 3 months rent.

TERMS The property is to be let on a Full Repairing and Insuring Lease on a new long term lease.

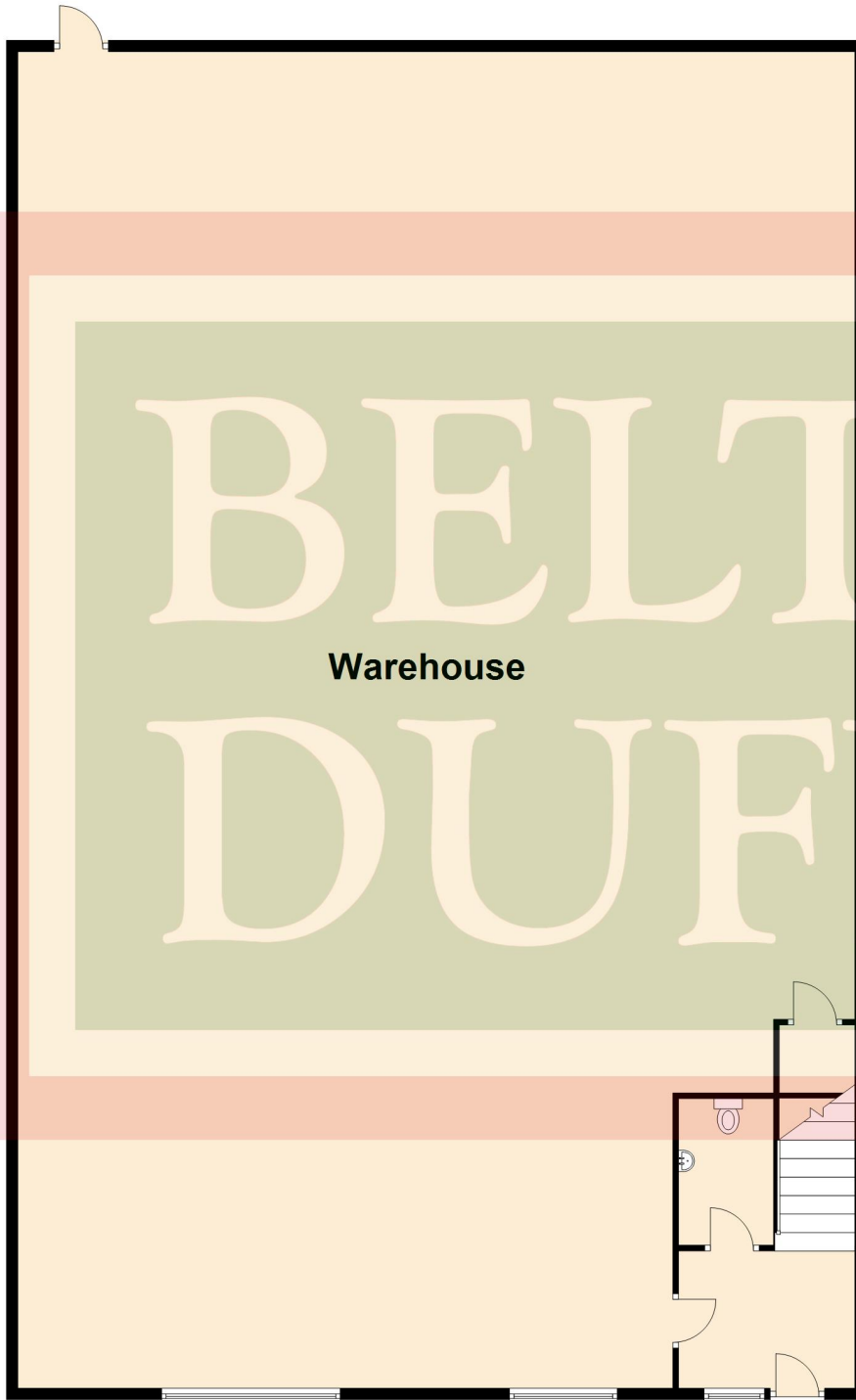
LEGAL COSTS Each party will be responsible for their legal costs incurred in this transaction.

VAT - VAT is applicable.

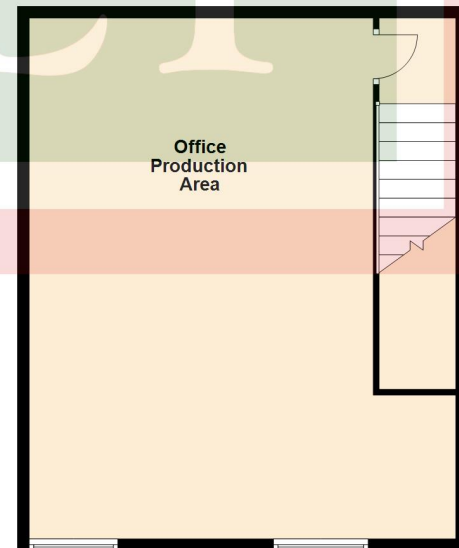
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor





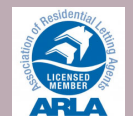


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.