



**16 Campbells Meadow, King's Lynn**  
**£3,800 per calendar month**

**BELTON DUFFEY**



# 16 CAMPBELLS MEADOW, KING'S LYNN, NORFOLK, PE30 4YR

High specification warehouse space and contemporary offices (approx. 5750 sq.ft.) with staff parking for 10 cars, being situated in a premier Industrial location.

## DESCRIPTION

High specification warehouse space and contemporary offices (approx. 5750 sq.ft.) with 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, stair lift, fire alarm system, alarm system, ample sockets and double glazing.

The well presented accommodation briefly comprises entrance with staircase to first floor offices, ground floor accessible cloakroom, access to the warehouse, production area and cloakroom.

The first floor comprises main office, boardroom, rest room, cloakroom, production area, kitchen area, 3 offices and a pallet gateway.

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

3.12m x 2.40m max (10' 3" x 7' 10" max) Electric panel heater, fire alarm control panel, staircase to first floor.

## ACCESSIBLE TOILET

Low level W.C, wash hand basin.

## WAREHOUSE/PRODUCTION AREA

23.8m x 8.46m max incorporating staircase, office, services cupboard and toilet. (78' 1" x 27' 9" max) 3 air conditioning units, 2 doors into main warehouse.

## CLOAKROOM

1.55m x 1.40m (5' 1" x 4' 7")

## KITCHEN AREA

2.96m x 2.74m narrowing to 2.07 (9' 9" x 9' 0" narrowing to 6' 9") Worktop with sink unit, cupboard and drawer under.

## OFFICE

2.79m x 2.74m (9' 2" x 9' 0")

## MAIN WAREHOUSE

23.75m x 6.26m (77' 11" x 20' 6") Roller shutter door with an opening of 3.83m x 3.18m and ceiling height 6.55m max.

## FIRST FLOOR LANDING AREA

2.46m x 1.44m including accessible safety space (8' 1" x 4' 9")



## **INNER LOBBY**

3.45m x 1.23m (11' 4" x 4' 0")

## **MAIN OFFICE**

7.18m max, narrowing to 5.93m x 5.51m (23' 7" x 19' 5" max, narrowing to 18' 1") Air conditioning unit.

## **BOARD ROOM/MEETING ROOM**

Air conditioning unit.

## **REST AREA**

3.50m x 1.70m (11' 6" x 5' 7")

## **PRODUCTION AREA/MAIN OFFICE AREA**

11.07m x 8.28m incorporating a toilet and kitchen (36' 4" x 27' 2") Worktop with sink unit and cupboards and drawer under, 2 air conditioning units.

## **PALLET GATEWAY**

2.52m x 2.18m (8' 3" x 7' 2")

## **CLOAKROOM**

1.61m x 1.44m (5' 3" x 4' 9") Low level WC and wash hand basin.

## **OFFICE 1**

3.51m x 2.71m (11' 6" x 8' 11") Air conditioning unit.

## **OFFICE 2**

3.49m x 2.71m (11' 5" x 8' 11") Air conditioning unit.

## **OFFICE 3**

3.49m x 2.70m (11' 5" x 8' 10") Air conditioning unit.

## **OUTSIDE**

The property has parking for 10 cars.

## **TERMS**

RENT The rent is £45,600 per annum (£3,800 p.c.m.)

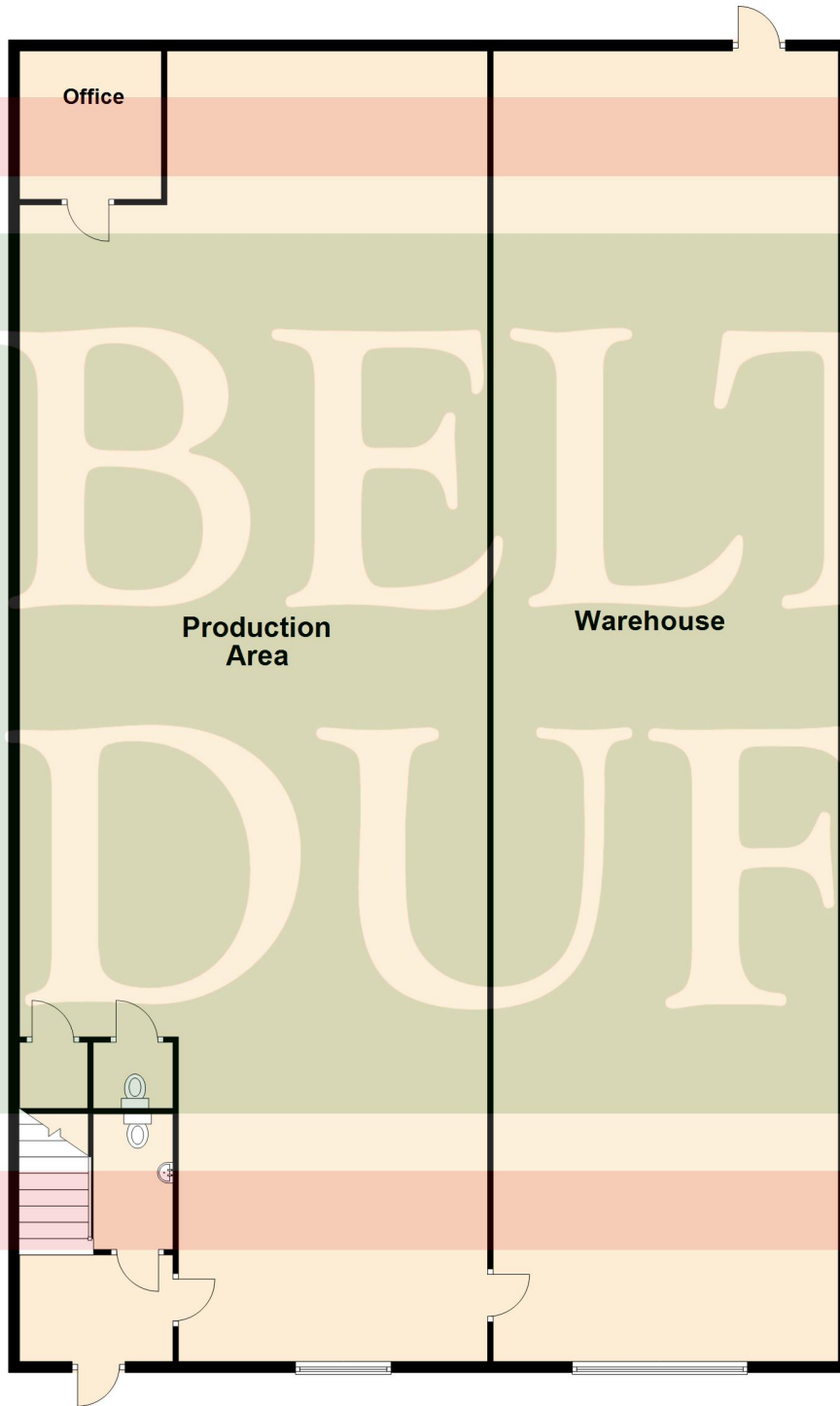
Rent: 3 months in advance. Deposit: Equivalent of 3 months rent.

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

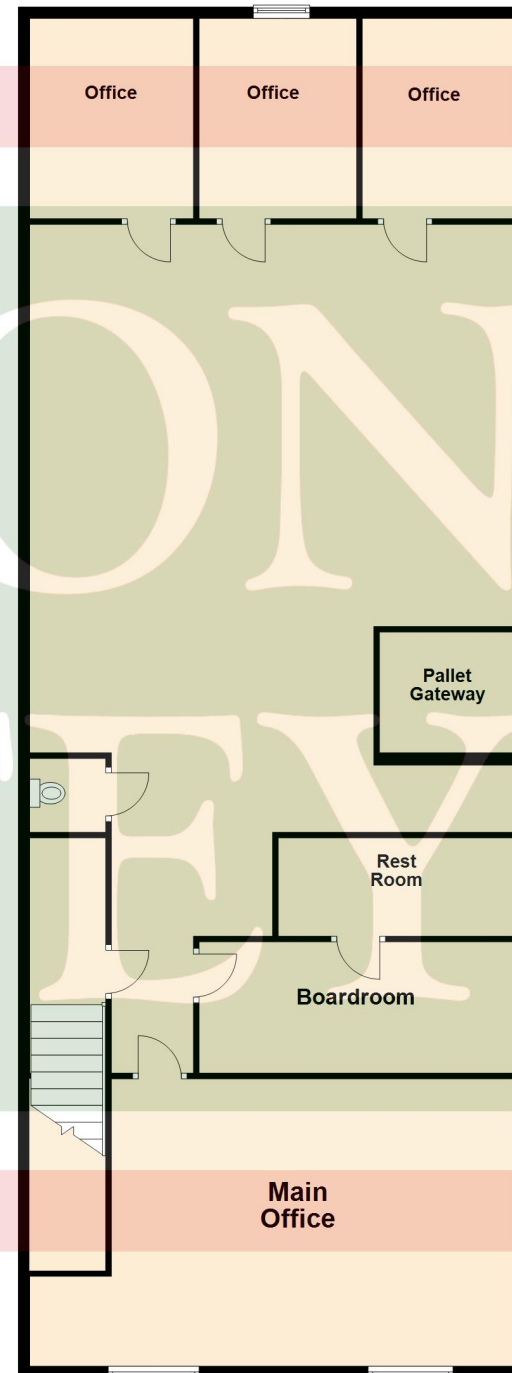
LEGAL COSTS Each party will be responsible for their legal costs incurred in this transaction.

VAT is not applicable.

Ground Floor



First Floor



## 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. 16 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.

## VIEWING

Strictly by appointment with the agent.



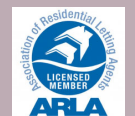


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)



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