



**18 Campbells Meadow, King's Lynn**  
**£60,000 Per Annum**

**BELTON DUFFEY**



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

High specification warehouse space (approx. 3672 sq.ft.) and contemporary offices (approx. 1759 sq.ft.) with staff parking for 10 cars being situated in a premier Industrial location.

## DESCRIPTION

High specification warehouse space (approx. 3672 sq.ft.) and contemporary offices (approx. 1759 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 a fire alarm system, alarm system, 3-8 data points per room, ample sockets, LED lighting and double glazing.

The well presented accommodation briefly comprises entrance with staircase to first floor offices, ground floor disabled cloakroom, access to the warehouse with roller shutter door and a further staircase to the first floor offices. The first floor comprises showroom, main office, design office, accounts office, marketing office, transport office, staff room, kitchen and archive room.

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 Parks.

## 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 2.39m (10' 3" x 7' 10") Staircase to first floor, built-in storage cupboard, fire alarm control panel, grey double glazed door to outside having a covered canopy.

## CLOAKROOM

2.54m x 1.52m (8' 4" x 5' 0") Low level WC, wash hand basin, double storage cupboard and cupboard housing the water heater, extractor, disabled assistance pull cord.

## WAREHOUSE

23.72m x 15m narrowing to 11.66m to the front entrance (77' 10" x 49' 3") Door to outside, door with staircase leading to first floor offices. Under stairs storage cupboard measuring 1.68m x 1.53m with light and electric trip switches. Further storage cupboard measuring 1.43m x 1.28m.

## FIRST FLOOR LANDING/WAITING AREA

2.89m x 2.3m (9' 6" x 7' 7") Loft access.

## SHOWROOM

7.12m narrowing to 5.7m x 6.85m (23' 4" x 22' 6") Two double glazed windows to front, door into main office.



## **MAIN OFFICE**

3.5m x 2.44m (11' 6" x 8' 0")

## **DESIGN OFFICE**

6.34m x 2.68m (20' 10" x 9' 5") Two build-in cupboards.

## **ACCOUNTS OFFICE**

3.31m x 2.80m (10' 10" x 9' 2")

## **MARKETING OFFICE**

3.55m x 2.89m (11' 8" x 9' 6")

## **TRANSPORT OFFICE**

3.44m x 2.79m (11' 3" x 9' 2")

## **STAFF ROOM**

3.34m x 2.95m (10' 11" x 9' 8")

## **ARCHIVE ROOM**

2.80m x 2.05m (9' 2" x 6' 9")

## **KITCHEN**

2.62m x 2.62m (8' 7" x 8' 7") 'L' shaped worktop with stainless steel sink unit with chrome mixer tap, grey coloured soft closure cupboards and drawers under, space for cooker, space and plumbing for dishwasher, matching wall cupboards, space for fridge freezer, breakfast bar.

## **REAR LANDING**

1.88m x 1.67m (6' 2" x 5' 6") Double glazed window to rear, staircase to the warehouse.

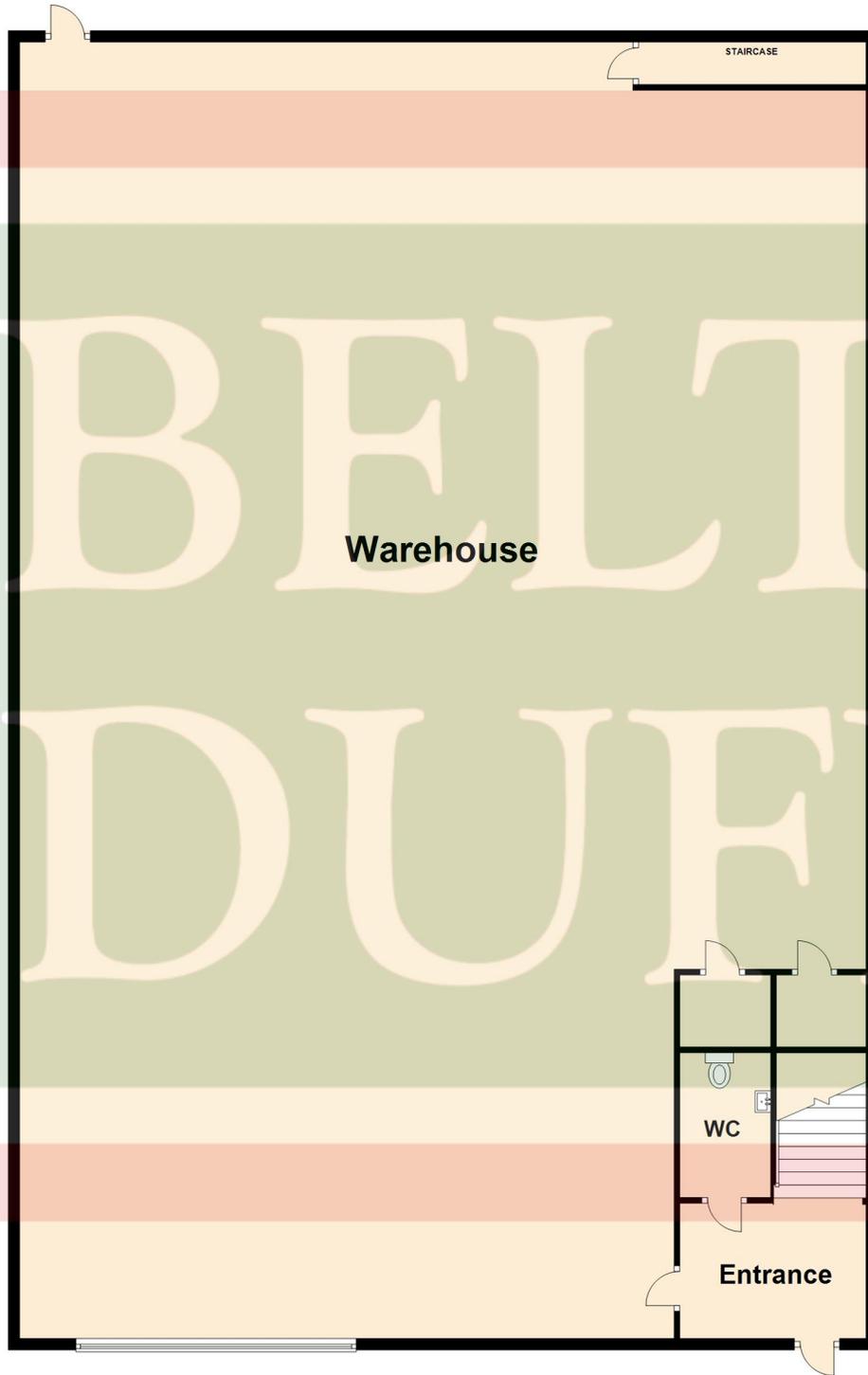
## **OUTSIDE**

The property has parking 10 cars.

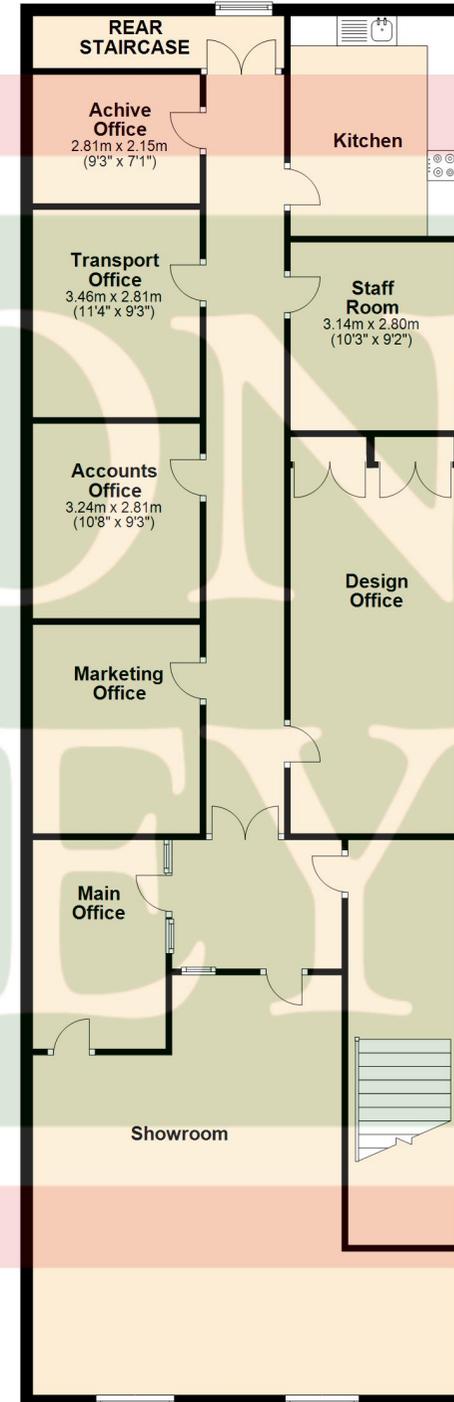
## **DIRECTIONS**

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. 18 will be seen at the end on the right hand side.

Ground Floor



First Floor



## OTHER INFORMATION

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

Rateable Value - £36,500. Rates Payable - £18,213.50. Service charge - £661.79 Paid quarterly for the communal areas.

EPC - TBC.

RENT The rent is £60,000 per annum (£5,000 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 is applicable.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

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)

**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.

