



Unit 11 Horsleys Fields, King's Lynn  
Guide Price £29,500 Per Annum

**BELTON DUFFEY**





# UNIT 11 HORSLEYS FIELDS, KING'S LYNN, NORFOLK, PE30 5DD

An industrial unit of approximately 3375 sq.ft (314m<sup>2</sup>) comprising: workshop, 5 offices, staff room, toilets, external workshop, secure yard and parking.

## DESCRIPTION

Unit 11, Horsleys Fields comprises an industrial unit of approximately 3375 sq.ft (314m<sup>2</sup>) comprising: workshop, 5 offices, staff room, toilets, external workshop, secure yard and parking.

The unit is constructed of blockwork and steel clad being installed with double glazed windows and 3 phase electricity.

There are 2 offices to the ground floor, side entrance, ladies and gents toilets and large workshop with 2 roller doors. There is a first floor mezzanine with 3 further offices and staff room.

Outside is a secure yard, workshop and parking.

Please Note: The photographs were taken when the unit was occupied, it has now been vacated.

## SITUATION

Horsley Fields is a prime commercial estate in King's Lynn being situated on the edge of the town. It is within easy access of all the main trunk roads for the region including the A47, A10 and A17. There are a wide range of businesses on Horsleys Fields which has seen growth and redevelopment in recent years.

## WORKSHOP

21.78m x 10.06m excluding the ground floor offices, extending to 12.98m into recess (71' 5" x 33' excluding the ground floor offices, extending to 42' 7" into recess) 2 roller shutters at each end of the building measuring approximately 5.41m in height. The ceiling height is 7.10m. Three phase electric.

## RECESSED SIDE ENTRANCE

2.99m x 5.12m (9' 10" x 16' 10") UPVC mahogany effect door to outside, steel staircase leading to the first floor offices and staff room, ladder leading to a high level storage area.

## OFFICE 1

3.28m x 2.81m (10' 9" x 9' 3") UPVC double glazed window to side, Dimplex wall heater, window into workshop area and door into

## STORAGE CUPBOARD

1.08m x 1.26m (3' 7" x 4' 2")

## SIDE ENTRANCE

2.74m x 1.70m average (9' x 5' 7" average) UPVC mahogany effect door to outside.





## **OFFICE 2**

3.33m x 2.81m (10' 11" x 9' 3")

## **LADIES WC**

2.81m max x 2.09m (9' 3" max x 6' 10") L-shaped with wash hand basin with water heater and low level WC.

## **GENTLEMEN'S WC**

2.10m x 2.79m max and L-shaped (6' 11" x 9' 2" max and L-shaped) Stainless steel wash hand basin, low level WC, urinal and UPVC double glazed window.

## **RECESSED AREA OFF WORKSHOP**

3.73m average x 2.75m (12' 3" average x 9')

## **FIRST FLOOR MEZZANINE**

15.59m in length (51' 2" in length) Giving access to the staff room and 3 offices.

## **OFFICE 3**

5.03m x 2.68m (16' 6" x 8' 10") UPVC double glazed window.

## **OFFICE 4**

2.39m x 2.78m (7' 10" x 9' 1")

## **OFFICE 5**

4.82m x 2.72m (15' 10" x 8' 11") UPVC double glazed window.

## **STAFF ROOM**

5.63m x 2.86m (18' 6" x 9' 5") Sink unit with double cupboard under and worktop.

## **OUTSIDE**

There is car parking to the front and the rear (with EV charging point at the front) being accessed via a secure gated access. The rear yard is enclosed by security fencing with concrete hard standing and a workshop area.

## **WORKSHOP AREA**

8.04m x 5.33m (26' 5" x 17' 6") Single door.

## **RENT**

The rent is £34,500 per annum. Rent: Payable 3 months in advance.

Deposit: Equivalent of 3 months rent.

## **LEGAL COSTS**

The tenant to pay the landlord's reasonable costs in respect of this transaction.





## TERMS

The property is to be let on a Full Repairing and Insuring Lease for a term to be agreed. (Minimum 5 year lease).

## DIRECTIONS

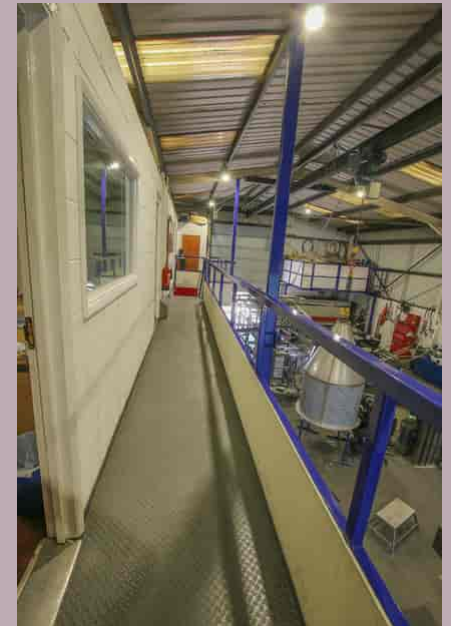
From Kings Lynn town centre proceed down London Road. At the Southgates roundabout take the second exit to the Hardwick Road. Continue along taking the first right hand turning into Horsleys Fields taking the first left hand turning and the unit can be seen a short way down on the left hand side.

## OTHER INFORMATION

EPC - E.

## VIEWING

Strictly by appointment with the agent.



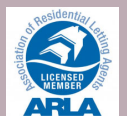


## BELTON DUFFEY

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.