



Unit 15 East Coast Business Park, West Lynn
£10,340 Per Annum

BELTON DUFFEY



UNIT 15 EAST COAST BUSINESS PARK, WEST LYNN, NORFOLK, PE34 3LW

A well presented unit comprising 4 offices with a kitchen and cloakroom of approximately 1000 sq.ft. situated on a secured business park.

DESCRIPTION

A well presented unit comprising 4 offices with a kitchen and cloakroom of approximately 1000 sq.ft. situated on a secured business park, situated on a secured business park and has use of toilet facilities.

The estate has a mixture of established modern units situated on a secure site with a single entrance next to the site keepers office, the park is accessed via a swipe card electronically operated security gate.

SITUATION

The business park is situated on the West Lynn approach to King's Lynn via the Clenchwarton road approximately 1/2 mile from the southern bypass which gives access to the A17, A47, A10 and A149.

OFFICE 1

7.24m x 5.63m max, narrowing to 4.16m (23' 9" x 18' 6" max, narrowing to 13' 8") Double glazed door and window to front and door into office 2.

OFFICE 2

4.20m x 4.09m into door recess (13' 9" x 13' 5" into door recess). Electric radiator and fire door to outside.

OFFICE 3

3.82m x 3.01m (12' 6" x 9' 11") Electric radiator and window looking into Office 1.

OFFICE 4

2.01m x 1.41m (6' 7" x 4' 8")

KITCHEN

3.74m x 2.90m (12' 3" x 9' 6") Fitted worktop with stainless steel sink, units under, space for fridge, window and door into rear lobby.

REAR LOBBY

Door to outside and door into cloakroom.

CLOAKROOM

2 frosted windows, low level WC, pedestal wash hand basin with tiled splashback and extractor.





LEASE TERMS

A new 3 year, full repairing and insuring lease.

RENT £10,340 per annum, payable quarterly in advance.

DEPOSIT Equivalent to 3 months' rent.

Please note that tenants will be required to provide references and will also be credit checked.

LEGAL COSTS The ingoing tenant will be expected to bear the landlord's reasonable legal costs regarding the lease.

VAT - VAT is applicable to the rent and service charge.

OTHER INFORMATION

Rateable value 1 July - present - figures not available (Previously £5,400 - 1 May 2023)

It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX for up to rateable value and as small business rates relief may apply.

DIRECTIONS

From King's Lynn proceed out of town on London Road and at the Southgates roundabout take the fourth exit towards South Lynn. Continue along, turning right at the Baptist Chapel proceeding out of South Lynn over the bridge into Clenchwarton Road. Continue along and the East Coast Business Park will be seen on the right hand side.

OTHER INFORMATION

EPC RATING – TBC.

SERVICE CHARGE: £450 to cover the common areas for upkeep including the front gate and water and sewerage charges, plus an insurance premium.

PLEASE NOTE: All rents and service charges are plus VAT

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

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.

