



**Unit 34 East Coast Business Park, West Lynn**  
**£10,000 Per Annum**

**BELTON DUFFEY**

# UNIT 34 EAST COAST BUSINESS PARK, WEST LYNN, NORFOLK, PE34 3LW

A commercial unit of approximately 1400 sq ft with kitchen, cloakroom and parking.  
**DESCRIPTION**

A commercial unit of approximately 1400 sq ft with kitchen, cloakroom and parking.

The property is a steel portal frame unit with personnel entrance door and roller shutter door.

The unit has a ceiling height of approximately 6.30m maximum and 4.96m minimum. The roller shutter door is approximately 4.70m high and 4.10m wide. Outside are 4 allocated parking spaces.

The site 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.

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

## **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.

## **COMMERCIAL UNIT**

11.94m x 11.31m (39' 2" x 37' 1")

## **KITCHEN**

1.7m x 1.41m (5' 7" x 4' 8")

## **CLOAKROOM**

## **LEASE TERMS**

A new 3 year, full repairing and insuring lease.

RENT £10,000 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 £6,100 - 1 April 2023 to present

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 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.

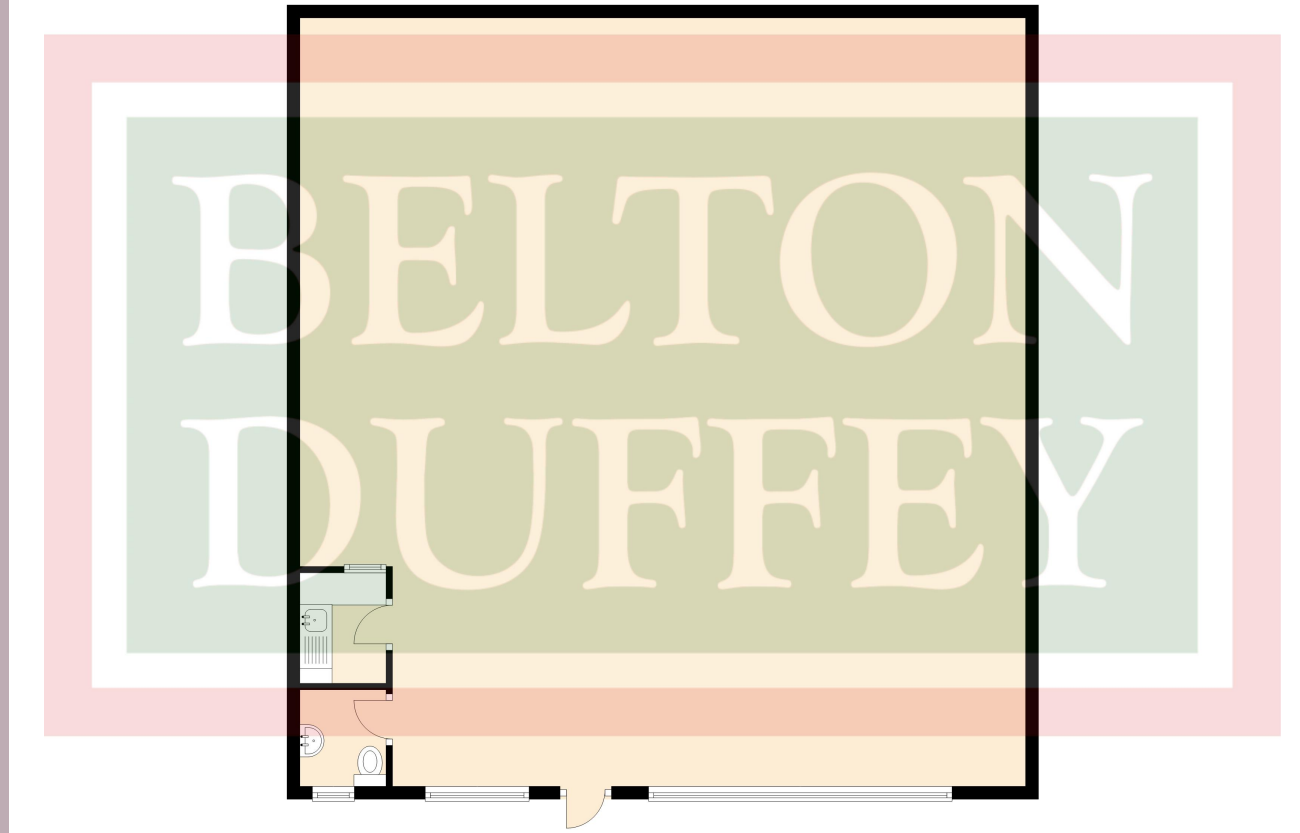
SERVICE CHARGE: £450 to cover the common areas for upkeep including the front gate and water and sewerage charges, PLUS an insurance premium.

PLEASE NOTE: All rents and service charges are plus VAT

## **VIEWING**

Strictly by appointment with the agent.

## Ground Floor



**BELTON DUFFEY**

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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)

**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.

