



LET St Ann's House (Room 4) -, King's Lynn
£625 per calendar month

BELTON DUFFEY



LET ST ANN'S HOUSE (ROOM 4) -, KING'S LYNN, NORFOLK, PE30 1LT

A ground floor office suite comprising 3 offices, kitchen and accessible WC, in a central location with on site parking available.

DESCRIPTION

A ground floor office suite comprising 3 offices, kitchen and accessible WC, in a central location with on site parking available.

St Ann's House is a Grade II Listed 3-storey building providing office accommodation with a choice of singular offices and suites. The offices share a secure communal entrance hall and off road parking is available by separate negotiation. The property has undergone major restoration works to the facade and its approach.

The office suite is on the ground floor with its own kitchen and disabled cloakroom and has gas central heating.

The property is situated within a 2-3 minute walk of the Tuesday Market Place/High Street and within a 5 minute walk to the bus station and railway station with its links to Cambridge (41 miles) and London (96 miles) Liverpool Street.

Parking Spaces are £35 per space, per month.

PLEASE NOTE: All rents and service charges are plus VAT.

SITUATION

St Ann's Street is situated in the historic part of King's Lynn in the shadow of St Nicholas Chapel. It has the dual advantages of being within walking distance of the High Street and also the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.

OFFICE 1

6.64m x 4.72m (21' 9" x 15' 6") narrowing to 4.17m (13' X 8" 3) night storage heaters.

OFFICE 2

5.09m x 2.92m (16' 8" x 9' 7") Night storage heater.

OFFICE 3

5.47m x 4.04m (17' 11" x 13' 3") (into chimney breast recess), 2 night storage heaters.

KITCHEN

2.07m x 1.73m (6' 9" x 5' 8")



ACCESSIBLE CLOAKROOM

TERMS

To be let on new leases or by licence. For more information please contact the agent.

Rent £7,500 per annum (£625 pcm) plus VAT

Service charge - £1,143 per annum (£95.25 pcm) plus VAT

DIRECTIONS

From the Agent's offices on foot proceed along Blackfriars Street and onto New Conduit Street. Turn right into High Street, continue along into the Tuesday Market Place, turning right at Ward Gethin Solicitors. Continue along, turning left into St Ann's Street and the property will be seen on the left hand side behind a brick wall with wrought iron railings.

OTHER INFORMATION

EPC RATING - 136 Band F

SERVICE CHARGES

(£5.00 per sq. ft.) to cover the cleaning, security, heating, insurance, electricity etc of the offices, common areas and exterior maintenance.

PLEASE NOTE: All rents and service charges are plus VAT.

VIEWING

Strictly by appointment with the agent.



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

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