



Chequer House, 10 -12 King Street, King's Lynn
From £170 per calendar month

BELTON DUFFEY

AERIAL VIEW



CUSTOMS HOUSE



CHEQUER HOUSE, 10 -12 KING STREET, KING'S LYNN, NORFOLK, PE30 1ES

INTRODUCTION INCENTIVES AVAILABLE. Choice of 1st, 2nd and 3rd floor offices and suites (273 sq ft to 7,152 sq ft) for a variety of uses (stpp).

DESCRIPTION

INTRODUCTION INCENTIVES AVAILABLE. Choice of 1st, 2nd and 3rd floor offices and suites (273 sq ft to 7,152 sq ft) for a variety of uses (stpp), situated in a professional quarter of King's Lynn close to the historic Customs House and The Riverfront.

The property provides flexible office accommodation which can be tailored to meet your requirements. Chequer House is a Georgian building situated in a Conservation Area with a substantial modern extension to the rear. The property is accessed via a communal key entry door with a staircase and lift to each floor, there is also a disabled access from the car park giving access to all floors. Outside, there is access from both King Street and Purfleet Street. A total of 22 parking places are available on a monthly rental basis.

SITUATION

The property is centrally located in the historic town centre, within walking distance of the Tuesday Market Place and pedestrian shopping centre beyond. It has the dual advantage of being within walking distance of the High Street and the river front which has undergone extensive improvements in recent years. King's Lynn is a historical port on the River Great Ouse and an internationally renowned medieval centre. Main train and bus stations are also ideally situated, being but a short walk away.

SPACES AVAILABLE FOR LET - PLEASE REFER TO ATTACHED PLAN

GROUND FLOOR (ALL MEASUREMENTS ARE APPROXIMATE)

AVAILABLE TO LET AS TEA ROOM

11.32m x 5.84m (37' 2" x 19' 2") 714 sq. ft. Front of building leading off the main street. can be fitted out to your specification if required.

FIRST FLOOR

FRONT OFFICE SUITE

Main Office - 11.48m x 7.87m min (37' 8" x 25' 10" min) and 2nd Office - 5.27m x 4.34m (17' 3" x 14' 3") 1265 sq.ft.

OPEN AREA

11.58m x 5.79m (38' 0" x 19' 0") Can be partitioned off to create an office/offices. 720 sq. ft..

ROOM 101 LET

2.44m x 2.31m (8' 0" x 7' 7") 60 sq. ft. LET

ROOM 102 - LET

4.17m x 3.18m (13' 8" x 10' 5") 150 sq. ft.



FIRST FLOOR FRONT OFFICE



GROUND FLOOR STAIRS & DISABLED ACCESS



ROOM 103 - LET

4.18m x 2.38m (13' 9" x 7' 10") 107 sq. ft.

ROOM 104 - LET

4.42m x 2.39m including door recess (14' 6" x 7' 10" including door recess) 113 sq. ft.

ROOM 105 - LET

3.5m x 3.05m max (11' 6" x 10' 0" max) 114 sq. ft.

SUITE 106

2.57m x 1.21m (8' 5" x 4' 0") LEADING TO A SECOND ENTRANCE. 1.94m x 1.20m (6' 4" x 3' 11") PLUS CLOAKROOM leading to office 5.81m x 4.11m (19' 1" x 13' 6") and store 2.45m x 1.77m (8' 0" x 5' 10") 394 sq. ft.

SUITE 107

3.04m x 2.11m (10' 0" x 6' 11") Leading to room 3.84m x 4.28m (12' 7" x 14' 1") and cloakroom 264 sq. ft.

ROOM 109

6.31m x 5.88m max (20' 8" x 19' 3" max) 398 sq.ft.

SUITE 110

12.03m x 7.05m (39' 6" x 23' 2") , 2nd room 5.99m x 5.85m (19' 8" x 19' 2"), 3rd room 3.55m x 2.59m (11' 8" x 8' 6") plus cloakroom. 1444 sq.ft.

ROOM 111

6.36m x 3.28m (20' 10" x 10' 9") with cloakroom and storage cupboard. 281 sq. ft.

ROOM 112

3.31m x 2.10m (10' 10" x 6' 11") 75 sq. ft.

SECOND FLOOR**SUITE 201**

12.51m x 5.98m (41' 1" x 19' 7") incorporating 2 smaller offices 2.42m x 2.55m (7' 11" x 8' 4") and 2.35m x 2.45m (7' 9" x 8' 0") 804 sq. ft.

SUITE 202 - LET

7.58m narrowing to 6.02m x 5.98m (24' 10" narrowing to 19' 9" x 19' 7") Access to room 2, 3 and kitchen. 867 sq. ft.

ROOM 204

5.99m x 4.24m (19' 8" x 13' 11") 273 sq. ft.



ROOM 205

5.96m x 4.24m (19' 7" x 13' 11") 271 sq. ft.

ROOM 206

9.18m x 5.90m (30' 1" x 19' 4") 582 sq. ft.

ROOM 207

12.09m x 5.90m (39' 8" x 19' 4") 766 sq. ft.

ROOM 208

12.02m x 5.89m (39' 5" x 19' 4") 761 sq. ft.

ROOM 209

9.76m x 4.35m (32' 0" x 14' 3") 456 sq. ft.

ROOM 210

12.06m narrowing to 10.35m x 4.34m (39' 7" narrowing to 33' 11" x 14' 3") 513 sq.ft.

THIRD FLOOR**FRONT OFFICE**

10.81m x 7.8m (35' 6" x 25' 7") 966 sq. ft.

L SHAPED OPEN PLAN SPACE - IDEAL USE AS CALL CENTRE

33.47m (narrowing to 11.85m) x 30.48m (narrowing to 11.79m) (109' 10" x 100' 0") 6186 sq. ft.

TERMS

1 MONTH RENT payable in advance. 3 MONTHS RENT payable in advance. PLEASE NOTE: THE RENTS WILL BE DUE ON THE 1ST OF EACH MONTH. FOR EXAMPLE, IF THE TENANT TAKES OCCUPATION ON 15TH MONTH, THE INITIAL INVOICE WILL BE CALCULATED TO THE END OF THE FOLLOWING MONTH, I.E 6 WEEKS.

DEPOSIT - Equivalent of 3 MONTHS RENT.

PLEASE NOTE ALL RENTS AND SERVICE CHARGES ARE PLUS VAT.

The accommodation is offered to let on new leases FOR TERMS TO BE AGREED (Minimum of 1 year)..

Legal Costs - Each party to pay for their own legal costs.

SERVICE CHARGE - £5 PER SQ. FT.

To cover the cleaning, heating and electricity of the communal areas, heating to the offices, insurance and exterior maintenance. Electricity and water (where applicable) costs to the suites/rooms are the responsibility of the incoming tenant. PLEASE NOTE: All rents and service charges are plus VAT.



PARKING

Parking is available at £45 plus VAT per calendar month, please ask agents for further details.

DIRECTIONS

From the agents office's on foot proceed along New Conduit Street, passing Boots on the right hand side, continue along towards the Customs House into King's Street, turn right and Chequer House will be seen on the right hand side.

OTHER INFORMATION

It is recommended that interested parties check business rates direct with the Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX, as these will vary per office space. Small business rates relief may be applicable.

EPC - D.

VIEWING

Strictly by appointment with the agent.

THIRD FLOOR FRONT OFFICE



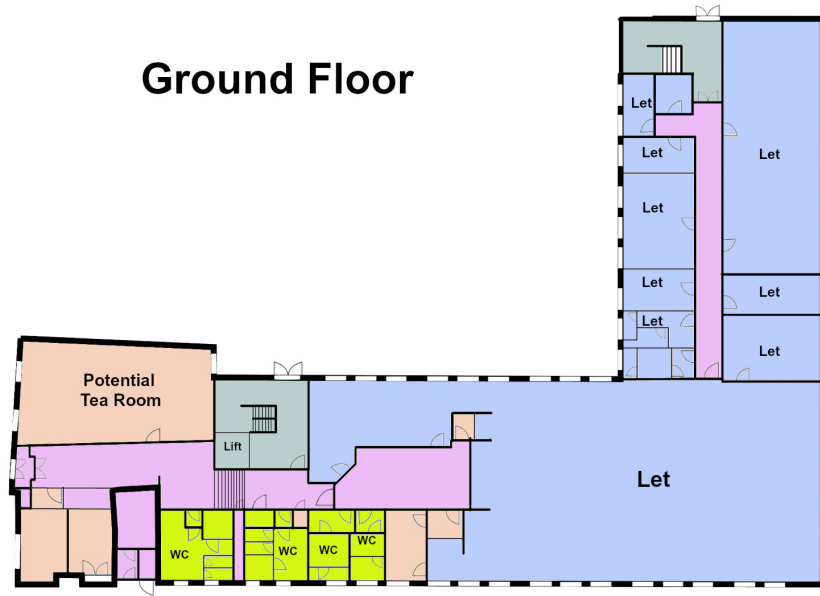
SECOND FLOOR ROOM 205



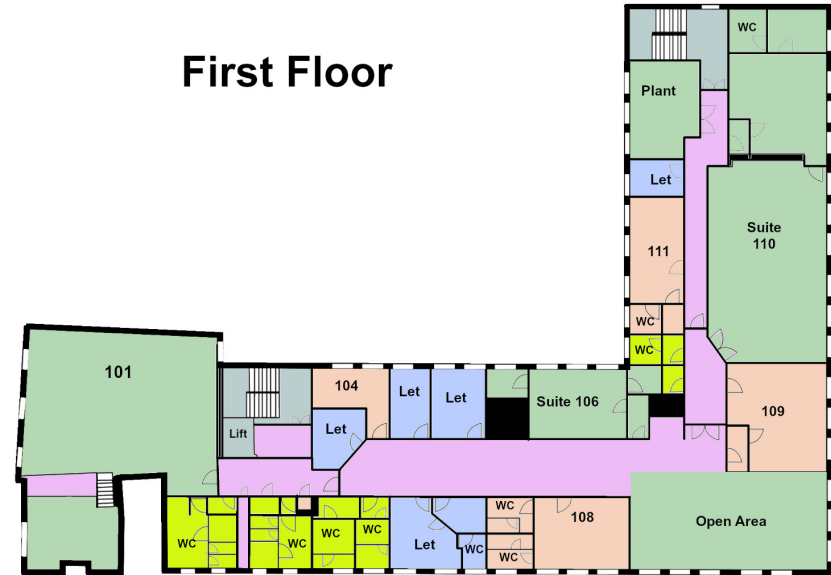
FIRST FLOOR
ROOM 103



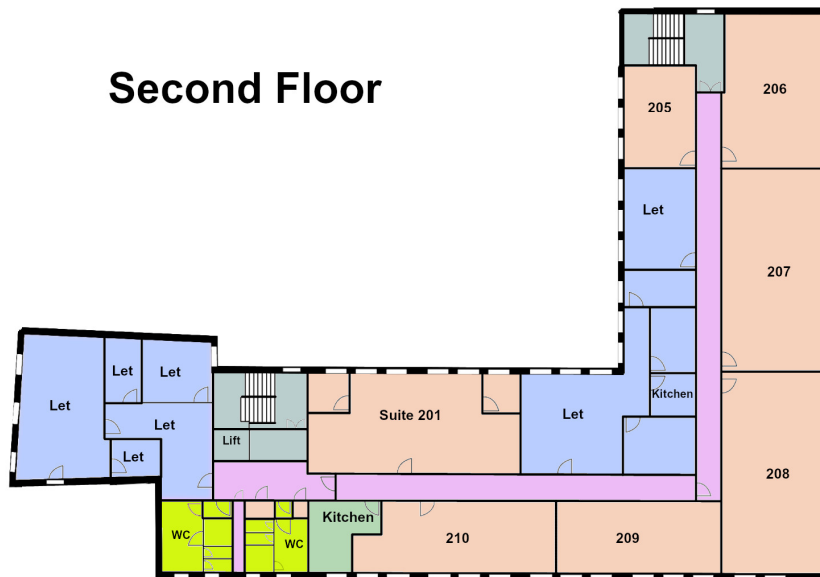
Ground Floor



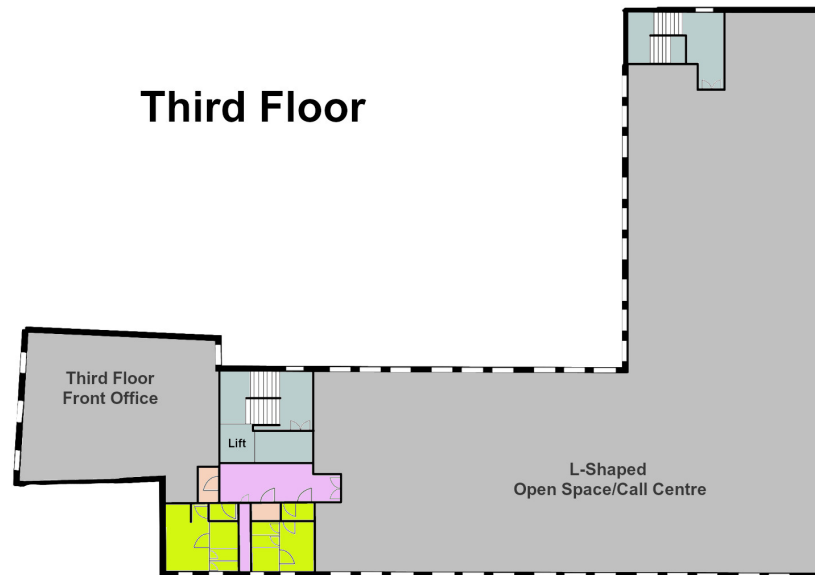
First Floor



Second Floor



Third Floor





REAR ASPECT FROM PURFLEET

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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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