



**Unit 1 Saddlebow Road, Saddlebow**  
**Guide Price £320,000**

**BELTON DUFFEY**



# UNIT 1 SADDLEBOW ROAD, SADDLEBOW, NORFOLK, PE34 3AG

A light industrial/warehouse premises (approx. 1850 sq.ft) of brick and clad construction, situated in a convenient location with parking.

## DESCRIPTION

A light industrial/warehouse premises of brick and clad construction, situated in a convenient location with parking.

The property is approximately 1850 sq.ft. (including mezzanine) and briefly comprises reception area, 2 offices, kitchenette, cloakroom and mezzanine.

There is a roller shutter door to the side and parking to the front and side of the unit.

The property is located on the south side of the town fronting Saddlebow Road approx 1/2 mile from the A47 Southern Bypass.

## SITUATION

Saddlebow provides convenient access to the Southern bypass and all main routes (A47/A17/A10) trunk roads and to the town centre.

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.

The local countryside is gently undulating with the Royal Estate of Sandringham and the villages of Castle Acre and Burnham Market only a short drive away. The North Norfolk Coast is within easy driving distance and considered an area of outstanding natural beauty with sandy beaches, links golf, birdwatching, sailing and water sports are just some of the pursuits on offer. The cities of Ely and Cambridge and London are all easily accessible via the electrified train line from King's Lynn.

## BUILDING SIZE

14.32m x 9.85m (47' 0" x 32' 4") ceiling height 4.05m Minimum and 6.57 maximum.

Built of brick walls under a pitched clad roof with clad external walls.

## RECEPTION AREA

6.19m x 3.59m (20' 4" x 11' 9") Door to the front of the property, serving counter.

## WORKSHOP AREA

8.58m x 9.90m (28' 2" x 32' 6") Excluding mezzanine.



**AREA GIVING ACCESS TO SECOND OFFICE**

3.57m x 3.14m (11' 9" x 10' 4") Staircase to mezzanine

**KITCHENETTE**

1.76m x 1.79m (5' 9" x 5' 10") 'L' shaped worktop with stainless steel sink unit and water heater, double cupboard under, worktop, wall cupboard, extractor, electric wall heater.

**CLOAKROOM**

1.75m x 1.15m (5' 9" x 3' 9") Low level WC, wash hand basin with water heater, extractor, electric wall heater.

**REAR OFFICE**

4.21m x 3.05m (13' 10" x 10' 0") Timber door to outside, double glazed window onto parking area, various work areas and single glazed window onto workshop.

**MEZZANINE**

9.83m x 3.14m (32' 3" x 10' 4") With balustrade.

**FRONT OFFICE**

3.41m x 2.40m (11' 2" x 7' 10") Work stations, single glazed window onto reception area, double glazed window to front.

**OUTSDIE**

The property has a shared access with an adjoining unit to the rear via twin gates giving access to parking for approximately 4 cars to the front of the building. The property is enclosed by fenced and heras fenced boundaries. Further parking area to the side of the unit for numerous vehicles, giving access to a roller shutter door. Lockable bin storage area. Roller shutter is approximately 3.29m x 3.54m.

**DIRECTIONS**

From King's Lynn proceed out of town along London Road and at the Southgates roundabout take the third exit sign posted A17/A47 and follow the signs for Saddlebow. Proceed along and the property will be seen on the left hand side after Thrifty Car & Van Rental.

**OTHER INFORMATION**

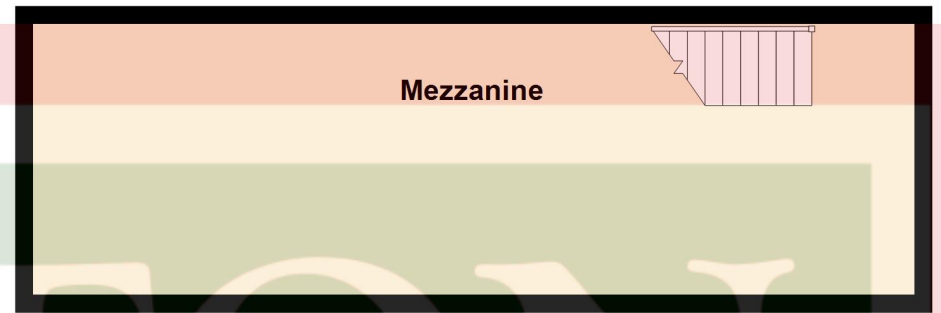
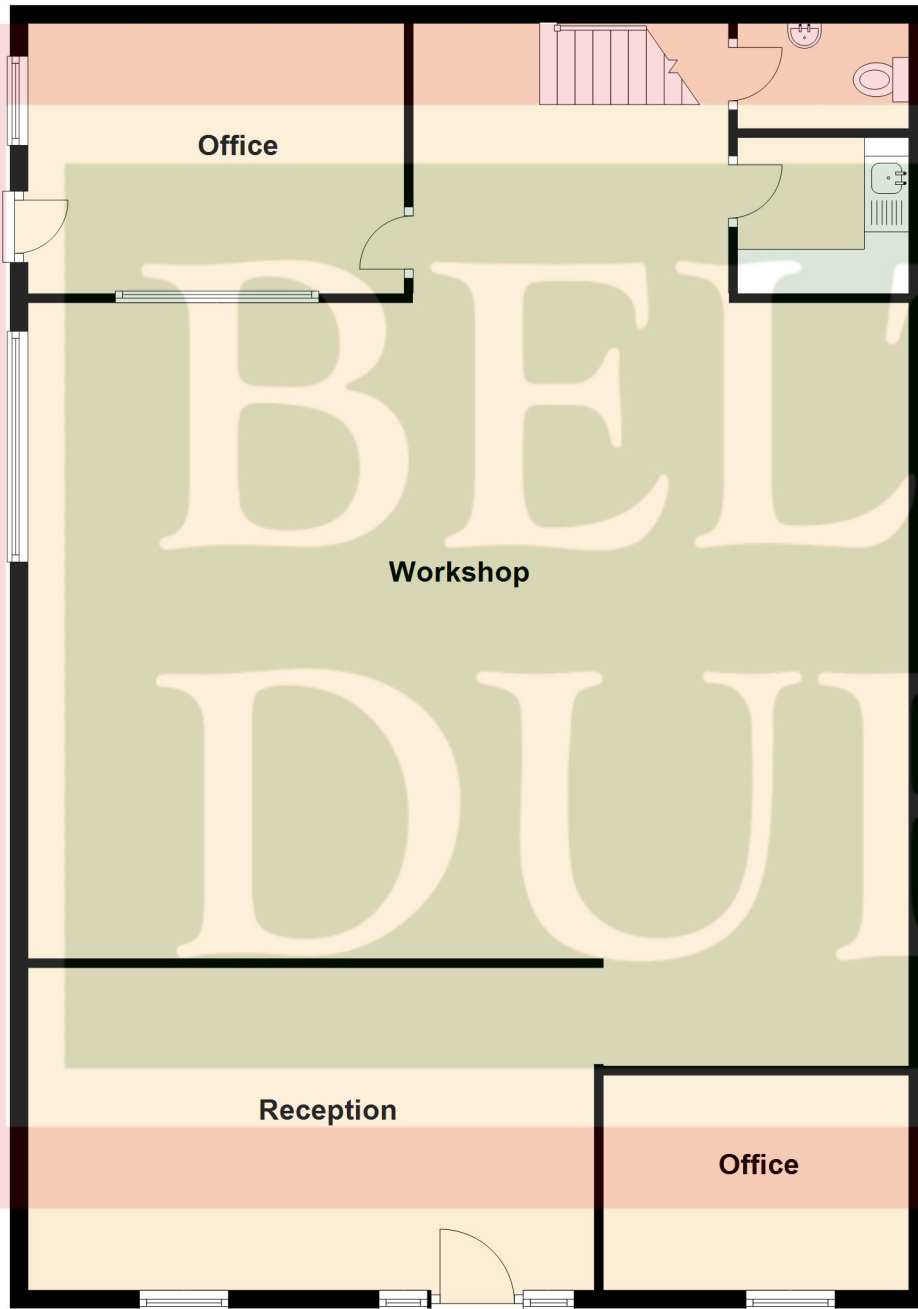
It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX as small business rates relief may apply.

RATABLE VALUE: £8,300.

EPC - TBC.

**Ground Floor**

**First Floor**



BELTON  
DUFFEY

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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