



**Unit 19 East Coast Business Park, West Lynn**  
**£7,950 Per Annum**

**BELTON DUFFEY**

# UNIT 19 EAST COAST BUSINESS PARK, WEST LYNN, NORFOLK, PE34

## 3LW

An industrial/warehouse unit with office, kitchen area and cloakroom of approximately 1080 sq ft situated on a secured site.

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### 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.

### UNIT 19

16.82m x 5.66m (55' 2" x 18' 7") incorporating the office. With a ceiling height of approximately 3.5m. Roller shutter door approximately 2.80m x 2.40m, double doors to outside, insulated ceiling.

OFFICE AREA: Currently being installed which will measure approximately 5.50m x 3.58m Window to be installed. (Leaving the main industrial unit 12.64m x 5.62m).

### KITCHEN AREA

2.47m x 1.59m. Sink unit, window, door to outside and door into cloakroom.

### CLOAKROOM

1.59m x 0.91m (5' 3" x 3' 0") Low level WC, pedestal wash hand basin.

### LEASE TERMS

A new 3 year, full repairing and insuring lease.

RENT - £7,950 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 bare their own legal costs regarding the lease.

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

**OTHER INFORMATION**

RATABLE VALUE - TBC.

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**

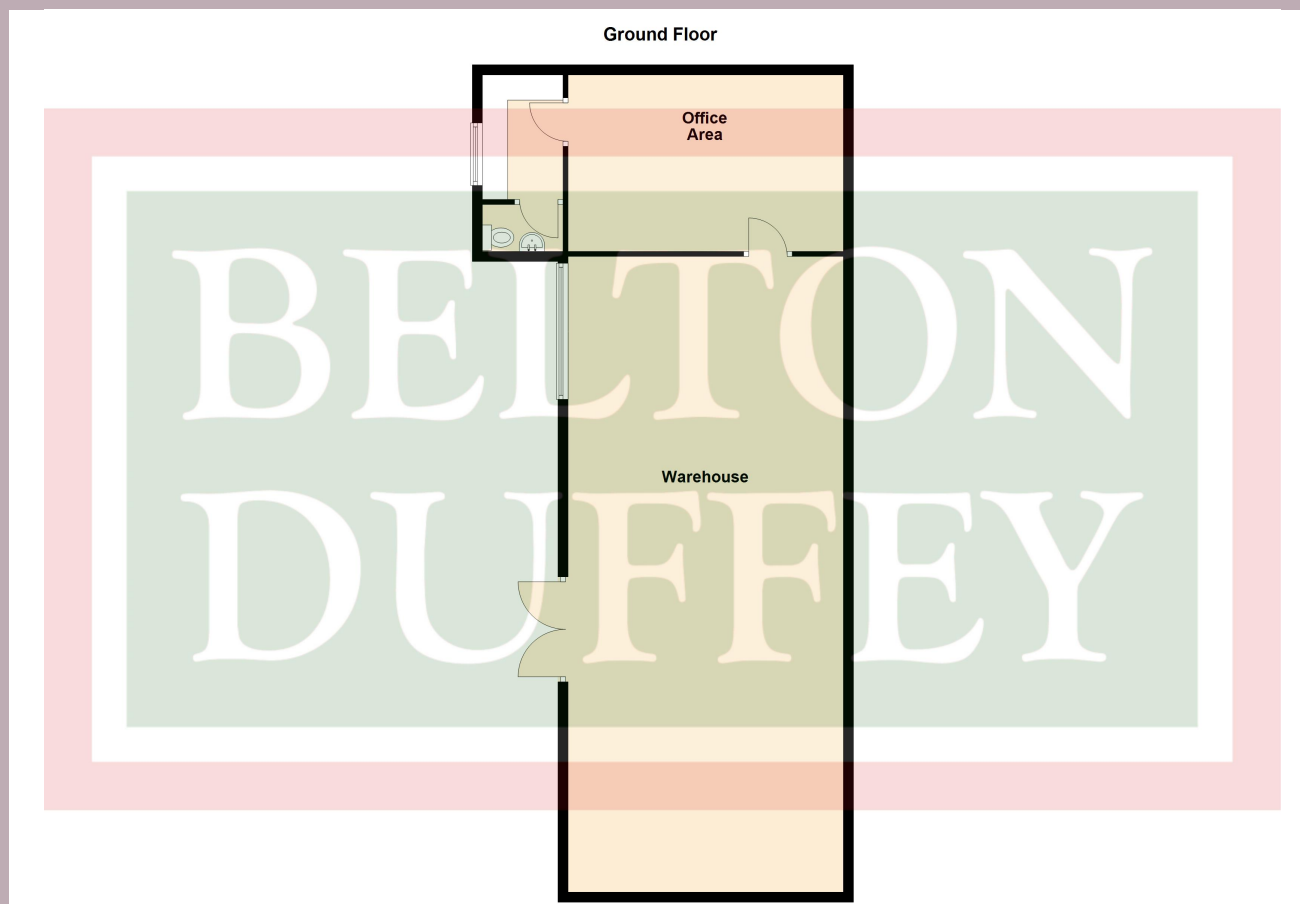
EPC RATING – TBC.

SERVICE CHARGE: TBC 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

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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.

