



Bishops Lynn House (Office Suites), King's Lynn
From £136 per calendar month

BELTON DUFFEY



BISHOPS LYNN HOUSE (OFFICE SUITES), 18 TUESDAY MARKET PLACE, KING'S LYNN, NORFOLK, PE30 1JW

A choice of single, multiple ground and 1st floor office suites (136 sq ft to 3,596 sq ft) in a Grade II listed building overlooking the historic Tuesday Market Place.

DESCRIPTION

A choice of single, multiple ground and first floor office suites (136 sq ft to 3,596 sq ft) in a Grade II listed building overlooking the historic Tuesday Market Place.

The suites are a flexible space and can be let individually or in varying multiples, i.e. The whole first or second floor suites etc.

Bishops Lynn House is a Grade II Listed 3-storey building providing office accommodation with a choice of singular offices and suites.

The property is situated on the Historic Tuesday Market Place 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.

Bishops Lynn House has a reception area and also offers meeting rooms and hot desks to hire.

SITUATION

Situated on the Tuesday Market Place, 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.

COMMUNAL ENTRANCE HALL

5.05m x 1.47m (16' 7" x 4' 10") Period door to outside, wood panelling and period door into communal reception.

COMMUNAL RECEPTION AREA

6.97m x 6.89m (22' 10" x 22' 7") Postboxes staircase to first floor, part glazed doorway giving access to ground floor offices.

GROUND FLOOR COMMUNAL INNER HALLWAY

6.05m x 1.64m (19' 10" x 5' 5") Glazed door leading to communal lobby, communal breakout area and door into ground floor suite 3.

TALIN ROOM

4.32m x 2.97m (14' 2" x 9' 9") (136 sq.ft.)



GROUND FLOOR SUITE 1

230 sq.ft. (£208.33 pcm) £2500 per annum

GROUND FLOOR SUITE 2

450 sq.ft. (£375 per calendar month) £4500 per annum.

GROUND FLOOR SUITE 2 OFFICE 1

7.67m x 5.58m (25' 2" x 18' 4") Both maximum, air conditioning unit, wondows overlooking the Tuesday Market Place, high ceiling.

GROUND FLOOR SUITE 2 OFFICE 2

Air conditioning unit, window overlooking Tuesday Market Place.

GROUND FLOOR SUITE 3

(401 sq.ft.)

£334.17 per calendar month (£4010 per annum)

GROUND FLOOR SUITE 3 ENTRANCE/STORE AREA

5.61m x 2.58m (18' 5" x 8' 6") max, narrowing to 1.71m.

Windows looking onto the office.

GROUND FLOOR SUITE 3 - OFFICE

9.53m x 5.61m (31' 3" x 18' 5") Ceiling height 3.35m, feature marble fireplace, 3 sash windows overlooking the Tuesday Market Place, ceiling cornice.

COMMUNAL FIRST FLOOR LANDING

6.84m x 1.31m (22' 5" x 4' 4") Double doors leading to an inner communal landing and access to Suite 1.

FIRST FLOOR INNER COMMUNAL LANDING

8.15m x 1.64m (26' 9" x 5' 5") Giving access to Suite 2 and Suite 3.

FIRST FLOOR SUITE 1

(316 sq.ft.)

£263.33 per calendar month (£3160 per annum)

5.95m x 4.74m (19' 6" x 15' 7") Ceiling height of 3.21m. Panelled walls, moulded ceiling, 3 sash windows overlooking the Tuesday Market Place, Daikin air conditioning unit, 2 shelved storage cupboards.



FIRST FLOOR SUITE 2

(429 sq.ft)

£357.50 per calendar month (£4290 per annum)

SUITE 2 - OFFICE 1

5.05m x 5.57m into recess (16' 7" x 18' 3" into recess) (429 sq.ft). Ceiling height of 2.95m, ceiling cornice, 2 sash windows overlooking the Tuesday Market Place, Daikin air conditioning unit, door into Office 2.

SUITE 2 - OFFICE 2

5.51m x 2.41m (18' 1" x 7' 11") Sash window overlooking the Tuesday Market Place, Daikin air conditioning unit, built-in shelved cupboard and door to communal inner landing.

FIRST FLOOR SUITE 3

457 sq.ft.

£380.83 per calendar month (£4570 per annum)

SUITE 3 - ENTRANCE

3.13m x 1.50m (10' 3" x 4' 11") Panelled and glazed door into Office 1.

SUITE 3 - OFFICE 1

6.27m into bay x 5.64m (20' 7" into bay x 18' 6") Ceiling height of 2.99m. 3 sash windows overlooking the Tuesday Market Place, ceiling cornice.

SUITE 3 - OFFICE 2

4.25m x 3.10m (13' 11" x 10' 2") Window to side and double storage cupboard.

TERMS

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

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 and the property will be found at the north west side of the market place.



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 business rates will vary per office space but small business rates relief may apply.

EPC RATING - D.

SERVICE CHARGE

(£4.00 per sq. ft.) to cover water, buildings insurance, cleaning of communal areas and exterior maintenance.

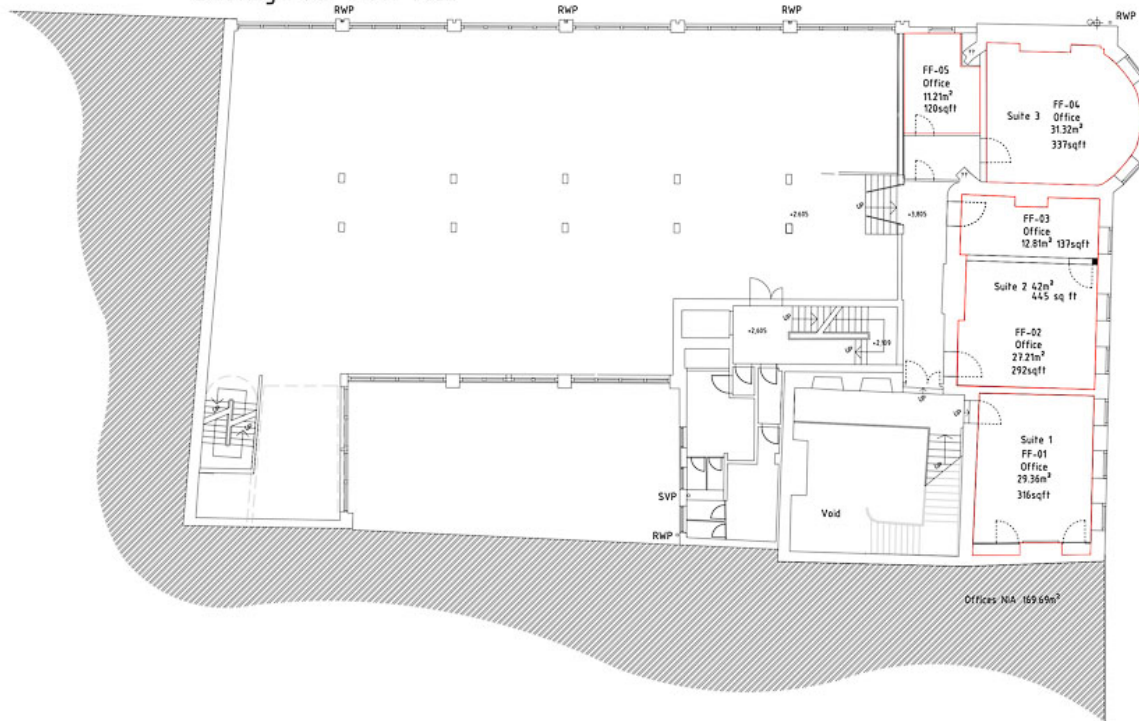
ELECTRICITY is charged per office space (sq.ft) plus a proportion (depending on the size of the office space) of the communal areas.

PLEASE NOTE: All rents and service charges are plus VAT

VIEWING

Strictly by appointment with the agent.

Existing First Floor Plan



DO NOT SCALE

NOTES:

Note:
Areas taken from the CAD file and measured on site

Rev	Date	Details Of Issue	Initials

Status

Areas



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Client **GAIN SPVKL LTD**

Project **Bishops Lynn House, King's Lynn PE30 1JW**

Title **Existing 1st Floor Areas**

Drawn **SL** Date **Jan 2020** Scale (at A1) **1:100**

Drawn No. **3060-Area1** Revision No. **-**

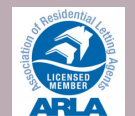


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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