



**Unit 9, North Lynn Business Village, Bergen Way, King's Lynn**  
**£17,500 Per Annum**

**BELTON DUFFEY**



## UNIT 9, NORTH LYNN BUSINESS VILLAGE, BERGEN WAY, KING'S LYNN, NORFOLK, PE30 2JG

A 2 storey modern office building, situated on the North Lynn Industrial Estate with parking.  
**DESCRIPTION**

A 2 storey modern office building, situated on the North Lynn Industrial Estate with parking.

The property was built in the 1990's of brick construction under a pitched tiled roof and totals approximately 1,275 sq.ft. (118.45 sq. m).

The property offers versatile office space and has been previously used as a Health Clinic.

### SITUATION

North Lynn Business Village is a development of 12, 2 storey office buildings on the North Lynn Industrial Estate.

The North Lynn Industrial Estate is a modern estate providing a business environment, situated approximately 1.5 miles north of King's Lynn town centre. Major occupiers include Porvair plc, Bepak plc, Williams Refrigeration, King's Lynn Audi, King's Lynn Volkswagen, Everlast Gyms etc.

### ACCOMMODATION

Unit 9 is a modern office building with fully glazed entrance foyer with male and female/disabled cloakrooms and stairs to the first floor. There are 4 parking spaces.

Ground floor office space 607 sf (56.39 sm)

First floor office space 668 sf (62.06 sm)

Total space 1,275 sf (118.45 sm)

### LEASE TERMS

The current tenants are Bourn Hall Clinic and their lease ends to 23rd June 2025.

The landlords are looking for a minimum 5 year lease with a 3 year break clause.

Rent paid quarterly in advance with deposit equivalent to 3 month's rent.

Service Charge which is £3,925.25 for the year ending 30 April 2025. This covers: landscaping, external decoration, communal repairs, refuse collection, insurance and management.





## **DIRECTIONS**

From King's Lynn town centre, proceed out of town via Railway Road, continuing into John Kennedy Road which will lead you onto Edward Benefer Way. Proceed along and at the traffic lights turn right into Hamburg Way (North Lynn Industrial Estate). Continue along proceeding straight over the mini roundabout and taking the next right into Nelson Business Village. Proceed straight on and then turn, signposted 'Units 5-12 Only'. Proceed along here, bearing left and the property will be seen ahead on you, on the left hand side.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

The rates value is £15,250 from 1st April 2023 to present.

EPC Rating - B.

Electric heating.

There is a service charge of £3,925.25 for the year ending 30 April 2025.

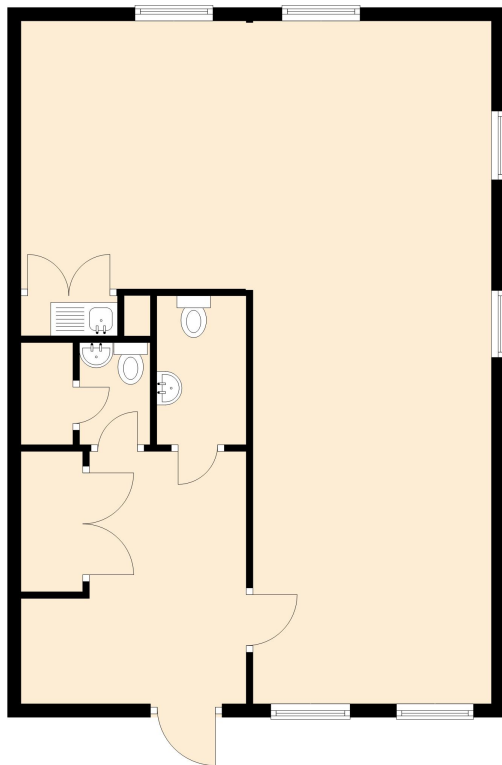
PLEASE NOTE: All charges are plus VAT.

## **VIEWING**

Strictly by appointment with the agent.

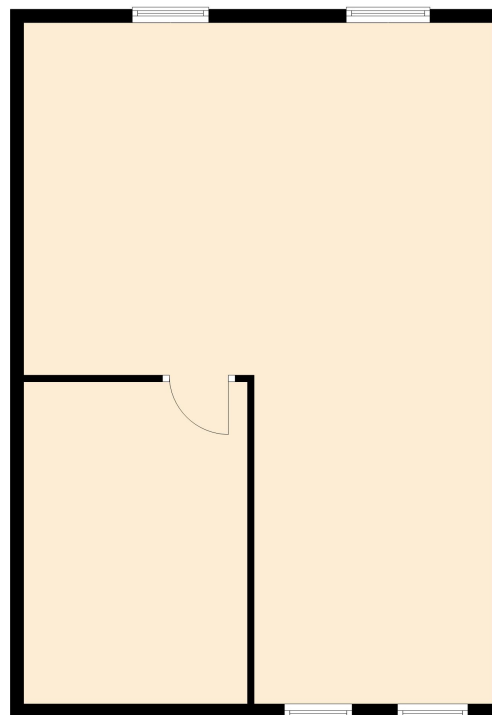
### Ground Floor

Approx. 71.9 sq. metres (774.1 sq. feet)



### First Floor

Approx. 71.7 sq. metres (772.2 sq. feet)



Total area: approx. 143.6 sq. metres (1546.2 sq. feet)

## 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.

