



**First Floor Office, Unit A2, Tottenhill Retail Park Lynn Road, Tottenhill  
£500 per calendar month**



# FIRST FLOOR OFFICE, UNIT A2, TOTTENHILL RETAIL PARK LYNN ROAD, TOTTENHILL, NORFOLK, PE33 0SR

A first floor office premises of approximately 800 sq.ft with kitchen area and cloakroom.

## DESCRIPTION

A first floor office premises of approximately 800 sq.ft with kitchen area and cloakroom.

The premises have double doors and a staircase leading to the large office area with access to the kitchen and cloakroom.

## SITUATION

Tottenham is situated approximately 6 miles south of King's Lynn and 6 miles north of Downham Market. The nearby village of Watlington is approximately 2 miles with its school, shops, garage, post office, public house, church and main line station electrified to London. King's Lynn with its port and medieval centre, Cambridge and Norwich cities are also within easy motoring distance.

## ENTRANCE LOBBY

4.21m x 1.36m (13' 10" x 4' 6") Double doors to outside and wide steel staircase to first floor office.

## FIRST FLOOR OFFICE

9.35m x 6.71m (30' 8" x 22' 0") Ceiling heights of 4.36m max, 3.65m average and 2.81m at lowest point. Double glazed window, bar area with a sink unit, emergency fire exit, wall lights, part carpeted, ample power sockets, work area with waist level work areas.

## INNER LOBBY

1.6m x 1.51m (5' 3" x 4' 11") Access to kitchen and cloakroom.

## CLOAKROOM

1.51m x 1.51m (4' 11" x 4' 11") Low level WC with concealed cistern, wash hand basin with adjoining polished granite effect worktop, ceramic tiled floor.

## KITCHEN AREA

2.98m x 1.94m (9' 9" x 6' 4") Sink unit with mixer tap and worktop.

## TENURE

LEASEHOLD:

The premises are available to let on a new lease, terms negotiable.





## **SERVICE CHARGE**

Service Charge - approximately £500 per annum.

Electricity - approximately £32 per calendar month

To cover common areas / electricity / lighting etc on the Retail Park.

## **VAT**

PLEASE NOTE: All rents and service charges are plus VAT.

## **DIRECTIONS**

From the Hardwick roundabout in King's Lynn, take the A10 towards Downham Market, at Oakwood corner roundabout take the second exit continuing on the A10. Turn right immediately after Watlington Road into Tottenhill retail park.

## **OTHER INFORMATION**

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

RATEABLE VALUE - TBC.

Small business rates may apply, please speak to the local council for more details.

EPC - D.

## **VIEWING**

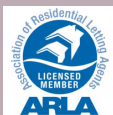
Strictly by appointment with the agent.

# 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.

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