



**Nelson House (First and Second Floor Offices) , King's Lynn
From £100 per calendar month**

BELTON DUFFEY



NELSON HOUSE (FIRST AND SECOND FLOOR OFFICES) KING'S LYNN, NORFOLK, PE30 2DE

A choice of first and second floor offices/suites (138 sq.ft to 2300 sq.ft.) in a prominent location with lift, staff parking and visitor car parking is available.

DESCRIPTION

A choice of first and second floor offices/suites (138 sq.ft to 2300 sq.ft.) in a prominent location with lift, staff parking and visitor car parking is available. Nelson House comprises a 3-storey office building providing part cellular and part open plan office accommodation. The property has disabled access and a lift, staff parking and visitor car parking is available. The property is accessed via a communal key entry door with staircase and lift to all floors. Please note. The office space available at Nelson House is flexible and ranges from 129 sq.ft. to 2300 sq.ft. The floorplan is for guidance only as the landlord is willing to negotiate on layout/space.

SITUATION

Nelson House occupies a prominent position on the Edward Benefer Way with Northern Bypass frontage to 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, North Lynn Business Village and Everlast Gyms.

GROUND FLOOR COMMUNAL RECEPTION AREA

Various postal boxes for offices, staircase and lift to all floors.

L-SHAPED FIRST FLOOR LANDING AREA. Double doors leading into COMMUNAL CORRIDOR.

COMMUNAL KITCHENETTE AREA. COMMUNAL GENTS TOILETS. COMMUNAL LADIES TOILETS

FIRST FLOOR ROOM 12

6.1m x 5.9m (20' 0" x 19' 4") 387 sq.ft
£2750 per annum (£229.17 pcm)

FIRST FLOOR ROOM 13 -15

10.5m x 6.1m (34' 5" x 20' 0") 688 sq.ft.
£4750 per annum (£395.83 pcm)

SECOND FLOOR ROOM 1 - 2

6.0m x 4.28m (19' 8" x 14' 1") 276 sq.ft.
£1950 per annum (£162.50 pcm)

ROOM 3

4.28m x 3.2m (14' 1" x 10' 6") 147 sq.ft.
£1200 per annum (£100.00 pcm)

ROOM 4

6m x 4.28m (19' 8" x 14' 1") 276 sq.ft.
£1950 per annum (£162.50 pcm)

ROOM 5

4.28m x 3m (14' 1" x 9' 10") 4.28m x 2.8m (14' 1" x 9' 2") 138 sq.ft.
£1200 per annum (£100.00 pcm)



ROOM 6

4.28m x 3.10m (14' 1" x 10' 2") 142 sq.ft
£1200 per annum (£100.00 pcm)

ROOM 7

4.28m x 3.1m (14' 1" x 10' 2") 142 sq.ft.
£1200 per annum (£100.00 pcm)

SUITE 8, 9 & 10

Room 8 & 9
8.68m x 6m (28' 6" x 19' 8") 560 sq.ft
Room 10
6.00m x 5.95m (19' 8" x 19' 6") 383 sq.ft.
Total 943m sq.ft.
£6600 per annum (£550.00 pcm)

SUITE 14 & 15

Room 14 - 6.14m x 3.15m (20' 2" x 10' 4") 208 sq.ft.
Room 15 - 6.14m x 5.91m (20' 2" x 19' 5") 390 sq.ft.
Total - 598 sq.ft.
£4250 per annum (£354.17pcm)

RENTAL TERMS

3 months rent payable in advance
Deposit - Equivalent of 3 months rent
PLEASE NOTE: All rents and service charges are plus VAT.

LEGAL COSTS

Each party to pay for their own legal costs.

TERMS

The accommodation is offered to let on new lease.

DIRECTIONS

From King's Lynn town centre, proceed out of town via Railway Road, continuing into John Kennedy Road which will lead you into Edward Benefer Way. Proceed along taking the first right hand turning into the North Lynn Industrial Estate. Continue along turning right at Bepak plc, proceed along and the property will be seen to the right fronting Edward Benefer Way.

First Floor



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Second Floor



OTHER INFORMATION

EPC Rating - D.

Gas fired central heating.

There is a service charge of (£6.50 per sq. ft) to cover the services and cleaning of common areas, heating, security, exterior maintenance and insurance.

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VIEWING

Strictly by appointment with the agent.



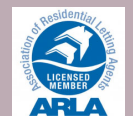


BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

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



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.