



Warehousing, Marham
From £3,600 Per Annum

BELTON DUFFEY



WAREHOUSING, MARHAM, NORFOLK, PE33 9HT

Warehousing available, ranging from of approximately (2,809 sq.ft.) to (653 sq ft), situated in a rural village location, alongside other commercial units.

DESCRIPTION

Warehousing available ranging from of approx. 2,809 sq.ft. to 653 sq ft, situated in a rural village location alongside other commercial units.

The premises benefits from phase 3 electrics, light and electric roller shutter door, being located in the village of Marham, approximately 8 miles from Downham Market, 12 miles from King's Lynn. and 9 miles from Swaffham.

SITUATION

Marham is a growing village conveniently placed for Swaffham, King's Lynn and Downham Market. It has its own doctor's surgery, post office/store, school on the RAF base, a nursery, infant and primary school in Marham, Church and takeaway food stores. In nearby Shouldham is the popular and well known primary school and its public house/restaurant. The main line station at Downham Market to London King's Cross is also within easy motoring distance.

FURTHER INFORMATION

The rent for:

Approx. 18 x14.5 (2,809 sq ft) - £12,000 per annum (£1,000 p.c.m.).

3 bays available, individually or can be combined. Each bay individual is approx. 4.5m x 13.5m (653 sq ft). Each bay £3,600 per annum (£300 p.c.m.).

Rent: Paid 1 month in advance.

Deposit: Equivalent of 1 month's rent.

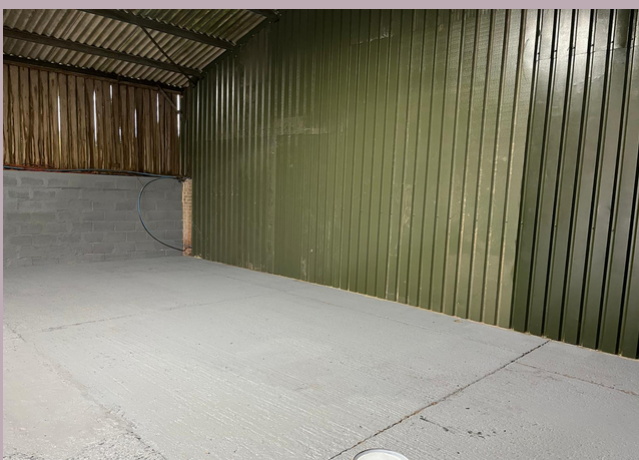
The property is to be let on a 6 month or 1 year full repairing and insuring lease.

LEGAL COSTS

Each party will be responsible for their legal costs incurred in this transaction.

DIRECTIONS

From King's Lynn proceed South on the A10, and at the roundabout, take the first exit onto A134. Continue along taking the left hand turning, signposted Shouldham. Proceed through Shouldham onto Norwich Road, bearing left into Shouldham Road where the property will be seen further along on the left hand side.





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 small business rates relief may apply.

Electric - Phase 3.

VIEWING

Strictly by appointment with the agent.



12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
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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

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 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 information given. employment of 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

