



1- 11 Nelson House (Second Floor Office Suite) North Lynn Industrial Estate, King's Lynn
£14,000 Per Annum

BELTON DUFFEY



1- 11 NELSON HOUSE (SECOND FLOOR OFFICE SUITE) NORTH LYNN INDUSTRIAL ESTATE, KING'S LYNN, NORFOLK, PE30 2JJ

A second floor office suite of approx. 2300 sq ft, in a prominent location with lift and staff parking.

DESCRIPTION

A second floor office suite of approx. 2300 sq ft, in a prominent location with lift and staff parking.

Nelson House comprises a 3-storey office building providing part cellular and part open plan office accommodation. The property has disabled access, 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 125 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.

SECOND FLOOR

L-SHAPED SECOND FLOOR LANDING AREA

Access to lift, double doors leading into

COMMUNAL CORRIDOR

COMMUNAL INNER CORRIDOR

2 COMMUNAL KITCHENETTE AREAS

Sink unit with double cupboard under.

COMMUNAL GENTS TOILETS

Two cubicles, two urinals and two hand basins.

COMMUNAL LADIES TOILETS

Two cubicles and one wash hand basin.

COMMUNAL STAFF ROOM

ROOM 1 - 9

33.43m x 6.04m maximum (109' 8" x 19' 10")



ROOM 10

6.00m x 5.95m (19' 8" x 19' 6")

RENTAL TERMS

Office Suite - £14,000 pa.

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 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.

OTHER INFORMATION

Gas fired central heating. EPC Rating - Band D

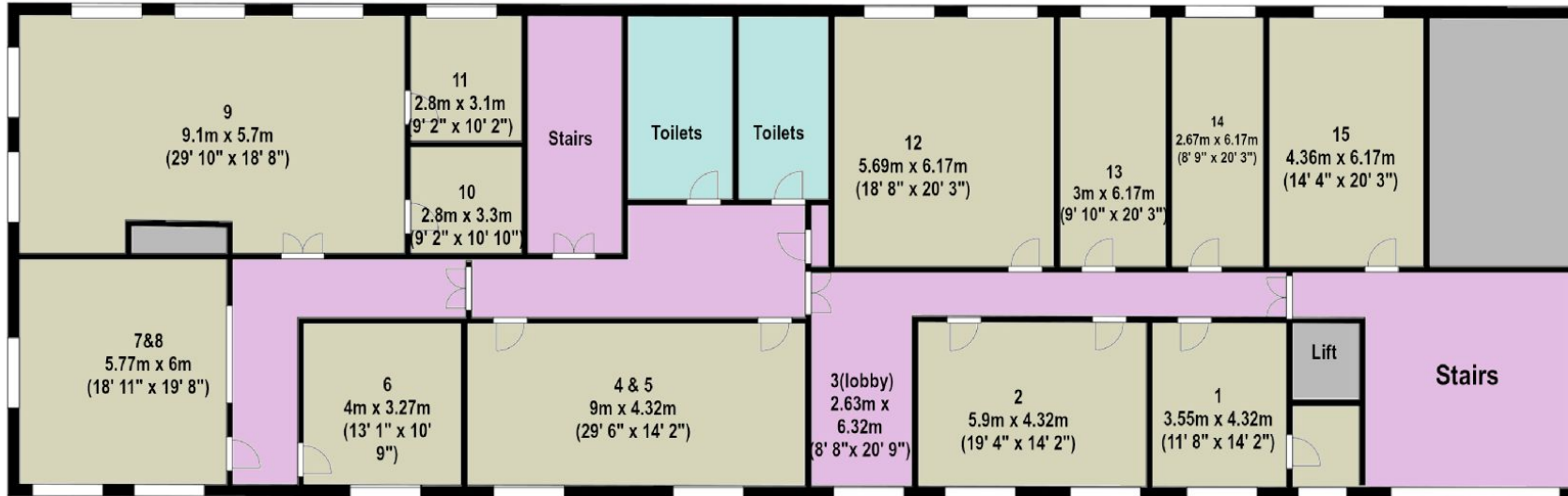
There is a service charge of (£6.50 per sq. ft) to cover the services and cleaning of common areas, heating, security, exterior maintenance and insurance.

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

VIEWING

Strictly by appointment with the agent.

First Floor

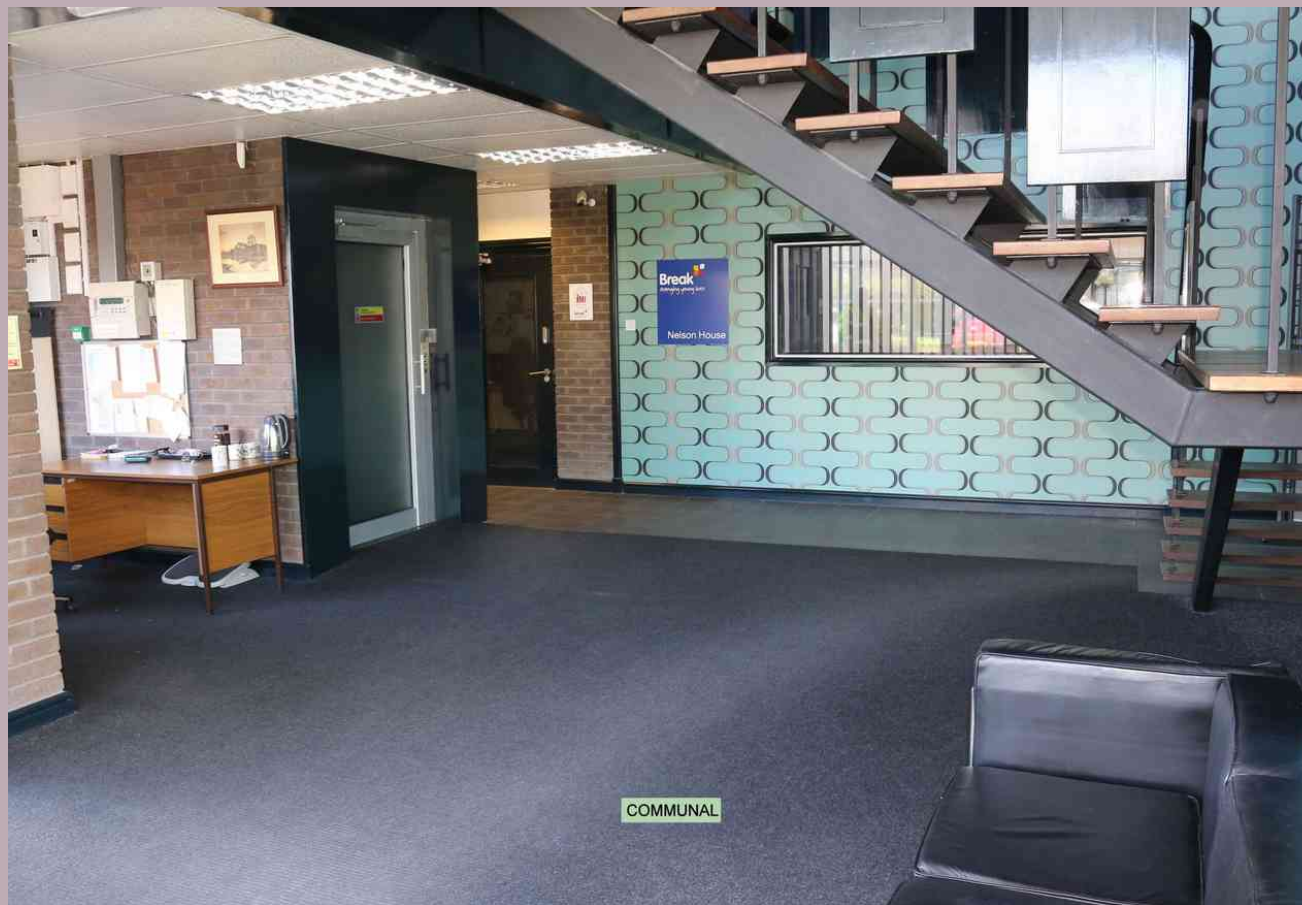


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Second Floor





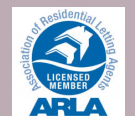


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

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 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.