



**Unit 17 East Coast Business Park, West Lynn**  
**£4,140 Per Annum**

**BELTON DUFFEY**

# UNIT 17 EAST COAST BUSINESS PARK, WEST LYNN, NORFOLK, PE34 3LW

An office premises comprising, entrance, 'L shaped office, further office and communication room situated on a secured site with access to toilet facilities.

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The estate has a mixture of established modern units situated on a secure site with a single entrance next to the site keepers office, the park is accessed via a swipe card electronically operated security gate.

## SITUATION

The business park is situated on the West Lynn approach to King's Lynn via the Clenchwarton road approximately 1/2 mile from the southern bypass which gives access to the A17, A47, A10 and A149.

## MAIN OFFICE

5.87m x 5.48m max narrowing to 3.94m (19' 3" x 18' 0") Double glazed door with matching side panel to outside. Worktop with sink unit and cupboards under.

## OFFICE 1

3.94m x 1.94m (12' 11" x 6' 4") Window.

## OFFICE 2

1.99m x 1.92m (6' 6" x 6' 4")

## LEASE TERMS

A new 3 year, full repairing and insuring lease.

RENT £4,140 per annum, payable quarterly in advance.

DEPOSIT Equivalent to 3 months rent.

Please note that tenants will be required to provide references and will also be credit checked.

LEGAL COSTS The ingoing tenant will be expected to bear their own legal costs. The landlord's solicitor will draw up the lease.

VAT - VAT is applicable to the rent and service charge.





## **OTHER INFORMATION**

RATABLE VALUE

UNIT 17 – TBC.

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.

## **DIRECTIONS**

From King's Lynn proceed out of town on London Road and at the Southgates roundabout take the fourth exit towards South Lynn. Continue along, turning right at the Baptist Chapel proceeding out of South Lynn over the bridge into Clenchwarton Road. Continue along and the East Coast Business Park will be seen on the right hand side.

## **OTHER INFORMATION**

EPC RATING – C.

**SERVICE CHARGE:** A service charge applies to all units based on size, unit 17 is £166.73 + VAT to cover the common areas for upkeep including the front gate and water and sewerage charges.

Building insurance - £137.24 per annum.

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

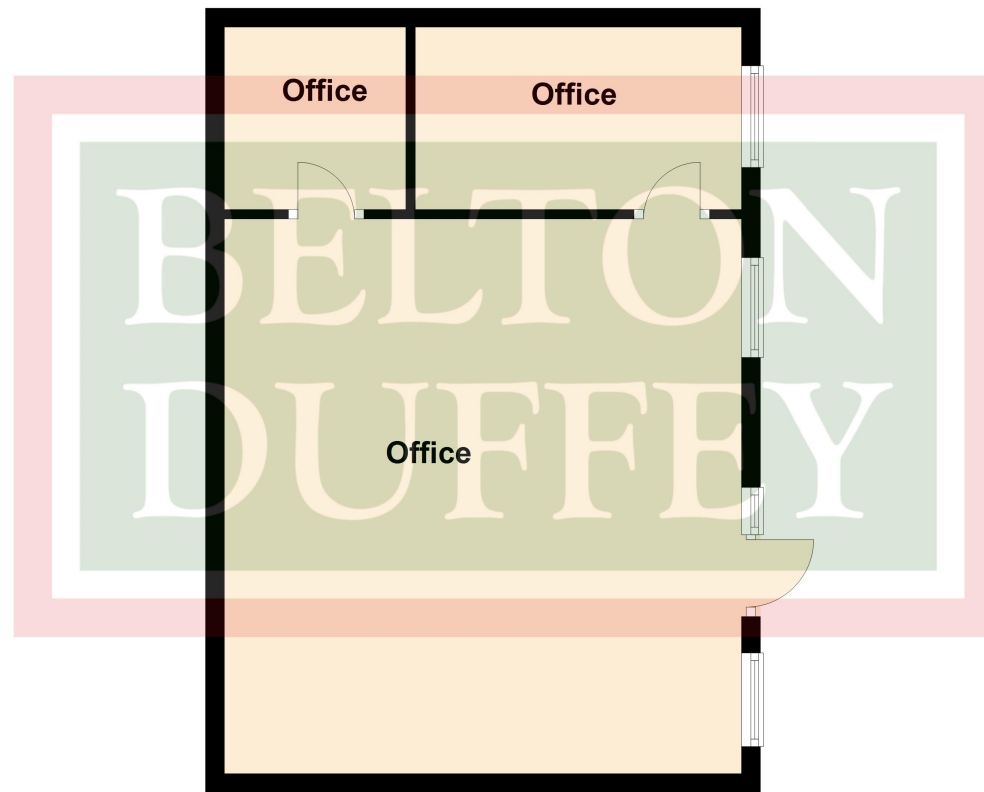
## **VIEWING**

Strictly by appointment with the agent.





## Ground 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](http://www.beltonduffey.com)



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