



LET Unit 18, East Coast Business Park , West Lynn
£8,393 Per Annum

BELTON DUFFEY



LET UNIT 18, EAST COAST BUSINESS PARK WEST LYNN, NORFOLK, PE34 3LW

A former Cafe with staff room and former kitchen, which could be suitable for offices situated on a secured Business Park.

DESCRIPTION

A former Cafe with staff room and former kitchen, which could be suitable for offices situated on a secured Business Park with use of toilet facilities.

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.

FORMER CAFE/POTENTIAL OFFICE

6.00m x 6.3m (19' 8" x 20' 8") 2 night storage heaters.

STAFF ROOM/STORE/POTENTIAL OFFICE

5.19m x 4.10m (17' 0" x 13' 5") Worktops with cupboards under and wall units.

FORMER KITCHEN

4.3m x 2.57m (14' 1" x 8' 5") Triple aspect windows. sink unit set in worktop with cupboards under, 'L' shaped worktops with double cupboards under.

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 – TBC.

SERVICE CHARGE: £450 to cover the common areas for upkeep including the front gate and water and sewerage charges, plus an insurance premium.

PLEASE NOTE: All rents and service charges are plus VAT

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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