



Ground Floor Office Suite, King's Lynn
£13,800 Per Annum

BELTON DUFFEY



GROUND FLOOR OFFICE SUITE, 16 TUESDAY MARKET PLACE, KING'S LYNN, NORFOLK, PE30 1JN

A ground floor office suite (approx. 1085 sq. ft.), situated in a Grade II listed building, overlooking the historic Tuesday Market Place.

DESCRIPTION

A ground floor office suite (approx. 1085 sq. ft.), situated in a Grade II listed building, overlooking the historic Tuesday Market Place.

The property is situated on the historic Tuesday Market Place within a 5 minute walk to the bus station and railway station with its links to Cambridge (41 miles) and London (96 miles) Liverpool Street.

The office suite which could be used for a number of professions comprises reception/office, office 1, communal office with shelved store, office/board room, kitchen, rear hall and cloakroom.

There is a security system at the property and parking is available by separate negotiation. The office has sash windows, radiators and a high ceilings.

*Independent Gas central heating.

*Absolute town centre location with Market Place Address.

*Client parking out front in easily accessible at main Tuesday Market Place.

High profile famous Grade 2 Listed Building premises .

*Ground floor Frontage x2 front offices with windows onto Tuesday Market Place

*Great advertising / Higher profile Footfall with 210 cars parking immediately opposite on Tuesday Market Place for town centre shopping and Corn Exchange with window display options.

*Large Rear office room below Skylight with walk in storage cupboards

*Rear connecting private cloakroom , private kitchen area , access to Rear Car Park . Through rear door .

*Large rear Conference Room / Boardroom . *Installed High efficiency Gas central heating throughout .

* High efficiency lighting .

SITUATION

Situated on the Tuesday Market Place, it has the dual advantages of being within walking distance of the High Street and also the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.

COMMUNAL ENTRANCE HALL

Door leading into



OFFICE/RECEPTION AREA

4.76m x 2.90m (15' 7" x 9' 6") Sash window overlooking the Market Place, radiator, door into office 2 and door into communal office.

OFFICE 2

4.61m x 3.14m (15' 1" x 10' 4") Sash window overlooking The Tuesday Market Place, radiator.

COMMUNAL OFFICE

5.59m x 4.36m average (18' 4" x 14' 4" average) Radiator, lockable door to

SHELVED STORE ROOM

1.24m x 1.84m (4' 1" x 6' 0") Radiator.

REAR ENTRANCE

4.03m x 1.77m (13' 3" x 5' 10") Gas central heating boiler, period door leading to rear.

KITCHEN/STAFF ROOM

3.51m x 2.50m (11' 6" x 8' 2") Full length worktop with sink unit and chrome mixer tap, cream coloured cupboards and drawers under, matching wall cupboards, radiator.

CLOAKROOM

3.69m x 1.53m max, narrowing to 0.81m (12' 1" x 5' 0" max, narrowing to 2' 8") Low level WC, wash hand basin with water heater, extractor.

OFFICE/CONFERENCE ROOM

5.45m x 4.95m (17' 11" x 16' 3") Radiator.

TERMS

A new lease for a minimum of 1 year. The landlord will provide the lease and the tenant will pay their own legal costs.

RENT - Payable 3 monthly in advance.

DEPOSIT - Equivalent of 3 month's rent.

A credit check will be undertaken by the agent.

DIRECTIONS

From the Agent's offices on foot proceed along Blackfriars Street and onto New Conduit Street. Turn right into High Street, continue along into the Tuesday Market Place and the office will be found at the north side of the market place.



AWAITING

FLOORPLAN

OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk Council, King's Court, Chapel Street, King's Lynn PE30 1EX.

Rateable value - £10,750 - 2023

Gas central heating.

EPC RATING - N/A.SERVICE CHARGE - £145 pcm

Service charge covers proportion: Anglian water, Buildings Insurance, Waste Collection / Transfer Documentation, Gas Boiler Maintenance & Service, Electrical Safety maintenance, Building Security & Maintenance, Trade emergency call outs as read .

Electric & Gas Invoiced according to Sub Meter Usage.

A new license to occupy will be negotiated via the tenant and landlord.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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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



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