

Location These premises are situated in the historic quarter of King's Lynn town centre surrounded by period property, adjacent to the Quay. This is an easily accessible position for the town amenities and with the particular benefit of it being just over the fleet from the Boal Quay car park. A delightful environment for office users.

Description A three storey Grade II Listed former granary and warehouse building converted into office suites accessed off a central stairwell and landings. Individual suites are laid out over the three floors, some adjoining. Shared or individual kitchen facilities, shared WC facilities.

Accommodation

First Floor; Suite **21C**: 880sq.ft.

Second Floor; Suite **21E** 880 sq.ft.

Second Floor; Suite **21F** 37'4" x 10'8" : 407 sq.ft.

Services Each suite is separately metered for electricity. Electric heating and lighting. These services and related appliances have not been tested.

Business Rates The suites are individually assessed for business rates, payable by the tenant. Current assessments for Rateable Value are shown on the VOA website as:-

21C RV £6,100 / 21E RV £4,000 / 21F RV £2,125

NB. Currently there is 100% rates relief where a premises has a rateable value of £12,000 or less.

VAT Rents are quoted net of VAT, if applicable.

Legal Costs Incoming tenants are responsible for the landlord's reasonable legal costs in drawing up a new licence agreement.

Service Charge A service charge is payable by each suite to include buildings insurance, maintenance of the structure, maintenance cleaning and lighting of the common areas, alarm etc. Tenant's responsible for internal maintenance and decoration of individual suites.

Electricity Meters: All units have separate electricity meters.

Licence Terms The suites are let on a licence arrangement for an initial term of 1 year and then with a break option exercisable by either landlord or tenant upon any 3 months' notice in writing at any time. The agreements are outside the security of tenure provisions of the 1954 Landlord & Tenant Act. Three month's rent due up front on commencement.

Rent - Suite:

C (FF) 880 sq.ft @ £730 pcm

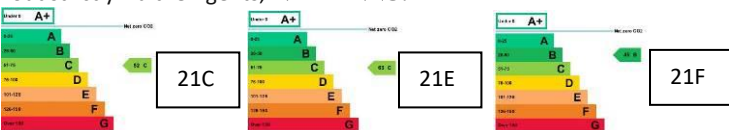
E (SF) 880 sq.ft @ £730 pcm

F (SF) 407 sq.ft. @ £325 pcm

Tenancy Application Form Interested applicants should fill out a Tenancy Application Form available from the Agent's offices. Tenancy application fee payable @ £120, including VAT, to the Agents.

Viewing Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.



OFFICES – TO LET

Office Suites

in Converted Granary

King's Lynn Historic Quarter



“The Granaries”

Nelson Street

King's Lynn

Norfolk PE30 5DY

Folio: N/218tc/21G

- **Offices From: 403 sq.ft. / 37.43 sq.m.**
- **View of Historic Nelson Street**
- **Boal Quay Car Park adjacent (NCP close)**
- * **Flexible easy in/out terms**

RENT FROM:

£325 pcm ex

**Blackfriars Chambers, Blackfriars Street,
King's Lynn, Norfolk PE30 1NY**

Tel 01553 772816

E info@klcomprop.co.uk



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels garden furniture statuary equipment fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers.