



Unit 5 Venus Court, Oldmedow Road, King's Lynn PE30 4HY

TO LET £60,000 Pax

Well Located Factory/Warehouse Premises

- Nearby Neighbours Screwfix, Timber Services & Edmundson Electrical
- Clear Height 14ft
- Close to Hardwick Roundabout for A47, A17, A10/M11
- Dedicated External Parking

1,178.27 sqm (12,682 sqft)

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BROWN & CO

Property and Business Consultants

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Location

Venus Court is situated on Oldmedow Road on the Hardwick Industrial Estate and occupies a prominent position just opposite the Scania Way junction.

The property is conveniently located on the A47, A10 and A17 being within ½ miles of the Hardwick Roundabout.

Hardwick Industrial Estate is the premier location in King's Lynn and lies close by major Sainsbury and Tesco Superstores and Retail Parks. Scania Way supports a number of retail motor outlets. The front Trade Counter units are occupied by Screwfix, Denmans Electrical with Edmundsons Electrical and Dickies Pet Centre opposite, Brewers and Kent Blaxill nearby.

From the Hardwick Roundabout take the exit into King's Lynn Town Centre and at the traffic lights take the first left – Scania Way. At the roundabout take the first exit and continue to the junction with Oldmedow Road, where our board can be seen on the left hand side identified by our board.

Description

Unit 5 comprises a substantial mid-terrace unit nearby to Screwfix, Edmundson Electrical, Medlock Electrical Distributors and opposite Timber Services. Venus Court was comprehensively refurbished in 2007. The unit has a steel decked north light roof which provides excellent natural lighting. The floor space has a 4.25m/14ft clear height throughout, internal office and cloakroom and large forecourt. Steel deck roof with glazed north lights, good natural lighting and electric roller shutter door services and fitted intruder alarm.

The unit has dedicated external parking to the front.

Venus Court is understood to enjoy B1 Business, B2 General Industrial and B8 Storage or Distribution.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Unit 5 Overall	1,1783.3	12,682
Including Office & Cloakrooms		
Overall	1,1783.3	12,682

Services

Mains water, drainage, gas and electricity are understood to be connected.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Tenants are advised to contact the Local Authority to confirm the

Rates Payable:

Rateable Value (1 April 2023)	£43,250.00
Rates payable for 2024/2025	£21,581.75

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 5 years or multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

VAT will be charged on the rent.

Legal Costs

The ingoing tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease.

EPC

The property has a rating of C.

Viewing

Strictly by appointment with the letting agent:-

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