



01553 778068 | KingsLynnCommercial@Brown-co.com



**Unit 19 Denney Road, Hardwick Industrial Estate,
King's Lynn PE30 4HG**
TO LET £31,508.50 Pax

Factory/Warehouse Unit

- Dedicated parking to the front
- Two storey Offices with Welfare Facilities
- Good Clear Height
- Excellent Road Links

403.8 sqm (4,346 sqft)

Location

Denney Road is situated on the Hardwick Industrial Estate, the largest and most popular industrial estate in King's Lynn, which provides excellent access to all main routes - A10, A47, A17 and A149. Major companies represented on Hardwick include Master Foods, Foster Refrigeration, Hansatech, Tollit & Harvey and Snap-On Equipment.

From the Hardwick roundabout at King's Lynn, take exit to King's Lynn town centre, then first right at the traffic lights onto the Hardwick Industrial Estate. Proceed through the estate to the Rollesby Road junction, turn left and Denney Road will be found on the right. Follow the road to the T-junction where the property can be found a short distance along on the right hand side.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

Unit 19 comprises a modern, mid-terrace factory/warehouse premises constructed in 1990. The unit is of clear-span steel portal frame construction with brick/blockwork lower walls and profiled sheet steel elevations. There is a two storey office block with male, female/disabled cloakrooms together with gas fired warm air heating to the warehouse/production area. The unit has a deep tarmacadamed forecourt with external stores and is served by 3.5m (11ft 6in) wide roller shutter service door. The office block contains a ground floor reception office and with male, female/disabled cloakroom facilities and kitchen leading off a central corridor, whilst the first floor provides two further offices.

Accommodation

The property has the following (approximate) net internal floor area:

	m ²	ft ²
Warehouse Space	321.7	3,463
Ground Floor Offices	41.1	442
Including WC & Kitchenette		
First Floor Office/Meeting Room	32.2	347
Overall	403.8	4,346

Services

Mains water, electricity, drainage and gas supplies 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 2024/25	£23,750
Rates Payable	£11,851.25

Terms

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

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

Service Charge

An annual service charge is payable.

VAT

It is understood that VAT is applicable to the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of D.

Viewing

Strictly by appointment with the Letting Agent.

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
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