



01553 778068 | [KingsLynnCommercial@Brown-co.com](mailto:KingsLynnCommercial@Brown-co.com)



**Office Suite, John Kennedy Road, King's Lynn**  
PE30 2AA  
**TO LET £8,500 Pax**

Well Located Office Suite

- Highly Prominent Corner Premises
- Edge of Town Location with Allocated Parking
- Suitable for a Variety of Uses (STP)
- Adjacent to King's Lynn Chiropractic Clinic

**71.91 sqm (774 sqft)**

**Location**

The property fronts onto John Kennedy Road, occupying a highly prominent corner position. It is within reach of the town centre and the St Nicholas Retail Park is situated nearby. The Area supports a range of local businesses.

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 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

**Description**

The property comprises an open plan ground floor accommodation which is highly adaptable, with managers/meeting room and kitchen leading off. Both male and female cloakrooms are available in the communal entrance hall. The property would suit a variety of different uses including offices or possibly continued health/clinic type use (STP).

Access is from John Kennedy Road, and additional on site car parking can be available to the side of the property subject to negotiation.

**Accommodation**

The property has the following (approximate) floor area:

	m <sup>2</sup>	ft <sup>2</sup>
Open Plan Office	49.17	529
Meeting Room/Managers Office	14.31	154
Plus Kitchen & Store		
<b>Overall</b>	<b>71.91</b>	<b>774</b>

**Services**

Mains Electricity, Water and Drainage are connected to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Tenant to pay 33% of the utility costs and 25% of the building insurance plus a nominal sum towards cleaing of the communal areas, windows etc.

**Business Rates**

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value 2023/24            £7,100

**Terms**

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

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

**VAT**

VAT is not applicable to the rent.

**Legal Costs**

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

**Viewing**

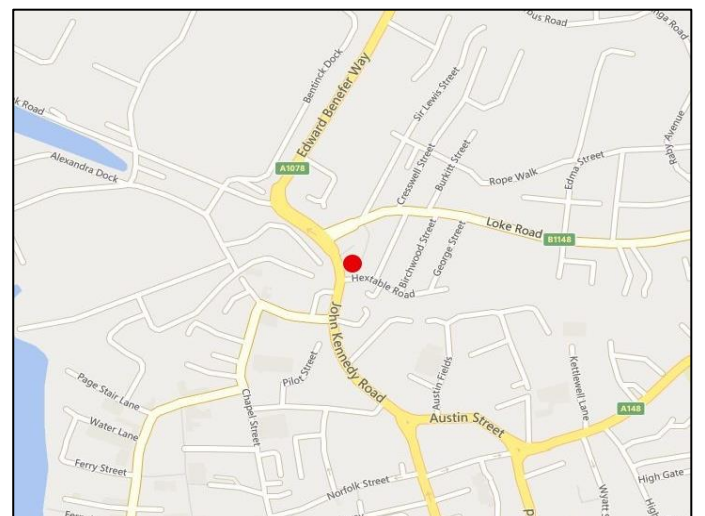
Strictly by appointment with the Agents Office

**Brown & Co**

Market Chambers  
25-26 Tuesday Market Place  
King's Lynn  
Norfolk,  
PE30 1JJ

**Allison Richardson**

01553 778068  
alison.richardson@brown-co.com



**IMPORTANT NOTICES**

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 03 April 2023