



Units 1-3 Hansa Court, Lubeck Road, King's Lynn PE30 2HN

TO LET £78,000 Pax

High Quality Modern Office Premises

- Prominent Location
- Situated on the Popular North Lynn Industrial Estate
- Allocated Parking Available
- Suitable for a Variety of Uses (STP)

636.5 sqm (6,851 sqft)

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Location

Hansa Court is prominently situated on Lubeck Road on the North Lynn Industrial Estate in King's Lynn, a modern estate providing a high quality business environment, which is situated approximately 1.5 miles north of King's Lynn town centre.

Nearby occupiers on the estate include King's Lynn Audi, King's Lynn Volkswagen, Recipharm and Williams Refrigeration. Office developments such as the North Lynn Business Village and Regis Place are located nearby.

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 service to London Kings Cross (1 hour 40 minutes) and established port trade, particularly with Scandinavia and Northern Europe.

Description

The property is part of a modern high quality development and of traditional steel portal frame construction with part brick, part composite profiled cladding and decorative timber paneling.

Units 1-3 offers a high specification and attractive, air-conditioned office accommodation. The units are combined and set out as a whole with two staircases providing access to the first floor. Rear loading door and storage mezzanine is also available. The units benefit from a modern kitchen, cloakroom and shower facilities. The property is offered to let as a whole or with the potential to sub-divide.

Units 1-3 benefit from allocated parking and access over the rear yard.

Accommodation

The property provides the following floor area:-

Description	sqm	sqft
Unit 1		
Ground Floor	83.8	902
First Floor	110.4	1,188
Subtotal	194.2	2,090
Unit 2		
Ground Floor	108.2	1,165
First Floor	163.9	1,764
Subtotal	272.1	2,929
Unit 3		
Ground Floor	100.1	1,077
First Floor Office	30.1	324
Mezzanine	39.9	430
Subtotal	170.2	1,832
Overall	636.5	6,851

Services

We understand mains electricity, drainage and water 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 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)	£52,000.00
Rates payable for 2024/2025	£28,392.00

Terms

The property is offered to let on a new full insuring and repairing lease for a term to be agreed.

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

VAT

VAT will be charged on the rent.

Legal Costs

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

EPC

The property has a rating of C.

Viewing

Strictly by appointment with the letting agent:-

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