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TO LET

Storage at Park Farm

Wormegay, King's Lynn, PE33 0SH

612ft – 1001ft

From **£4,000 pa**

- 3 Separate Units and x2 Shipping Containers
- Excellent Access to A10 and A47
- Open Yard & Curtilage
- Minimum Lease Term - 12 Months & Containers on a Monthly Licence

Location

Park Farm is located in Wormegay, south east of King's Lynn, Norfolk between the A134 and A47.

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 48,000 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

Park Farm, Wormegay is a former agricultural yard, now mostly occupied by storage and manufacturing businesses occupying a range of modern units set within a site serviced by two entrances, one suitable for HGVs.

There are three units and 2 shipping containers available to rent;

Unit 13: Storage Unit – 56.83 m² (612 ft²) steel portal framed unit with full height sliding doors, 3.25m minimum clear height. Lighting and electricity available. *To let for £4,520 + VAT per annum excluding outgoing.*

Unit 14: Storage Unit – 56.83 m² (612 ft²) steel portal framed unit with full height sliding doors, 3.25m minimum clear height. *To let for £4,000 + VAT per annum excluding outgoing.*

Unit 5b: Showroom/Storage – 93.00m² (1001 ft²) brick converted barns with a insulated roof, UPVC doors and double glazed windows, 2.1m minimum clear height. *To let for £6,240 + VAT per annum excluding outgoing.*

X2 20ft Shipping Container: 13.92m² (150ft²) corrugated steel shipping container, 2.3m minimum clear height. *To let or £25 +VAT per week excluding outgoing.*

Services

Landlord Electrical Safety Certificates have been obtained for each unit. We have not carried out tests on any other services or appliances, interested parties should arrange their own test to ensure these are in working order.

Unit 5b has single phase electricity.

Outgoings

The Tenant will be responsible for all Outgoings arising in connection with the Leased Property during the Tenancy.

Electricity and Rates if applicable.

Terms

The units are offered To Let on Business Leases under the Landlord and Tenant Act 1954. These will be contracted out of the provisions of Sections 24-28 of the Act and will be let on a full repairing and insuring basis for a minimum term of 12 months.

VAT

VAT is applicable.

Legal Costs

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

EPC Rating

Not Applicable.

Viewing & Further Information

Strictly by appointment with the Letting Agent.

Letting Agent

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

Grace Whitehead
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IMPORTANT NOTICES

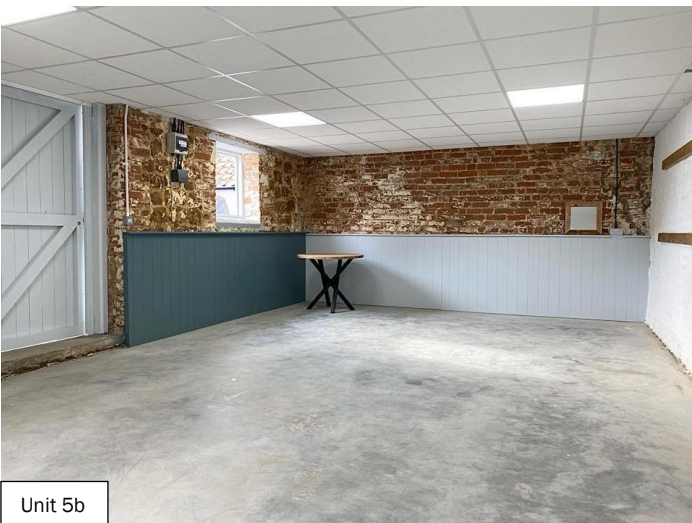
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Unit 5b



Unit 5b



Unit 5b



Units 13 & 14



Shipping Container



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