



Lincoln Court, Bryggen Road, North Lynn Industrial Estate,
King's Lynn PE30 2HZ

TO LET £14,000 Pax

Well Appointed Ground Floor Office Suite

- Situated on the Popular North Lynn Industrial Estate
- Offices with Staffroom and Kitchen
- Ample Parking Space and Air-conditioning
- Available on a New Lease

101.82 sqm (1,096 sqft)

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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The property is located on the popular North Lynn Industrial Estate, off Edward Benefer Way, one of the main arterial routes into King's Lynn Centre.

The Lincoln House is conveniently situated just off Bryggen Road, in this busy mixed commercial area.

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 a high quality ground floor office suite situated within Lincoln Court, a purpose built modern office block.

The property is currently laid out to provide a good sized reception area with a range of offices and a self contained kitchen/staffroom.

The property has air-conditioning and ample on site parking provision.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Reception /Office	17.56	189
Further range of offices	36.88	397
Staffroom/kitchen	17.28	186
Plus Storage Space		
Overall	101.82	1,096

Services

Mains water, drainage 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)	£14,000
Rates payable for 2024/2025	£4,657.33

Service Charge

A service charge is payable to cover cleaning of communal area and exterior windows, landscaping and management charges.

Electricity is metered separately with buildings insurance, and water/drainage being payable on a proportional basis.

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 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 A.

Viewing

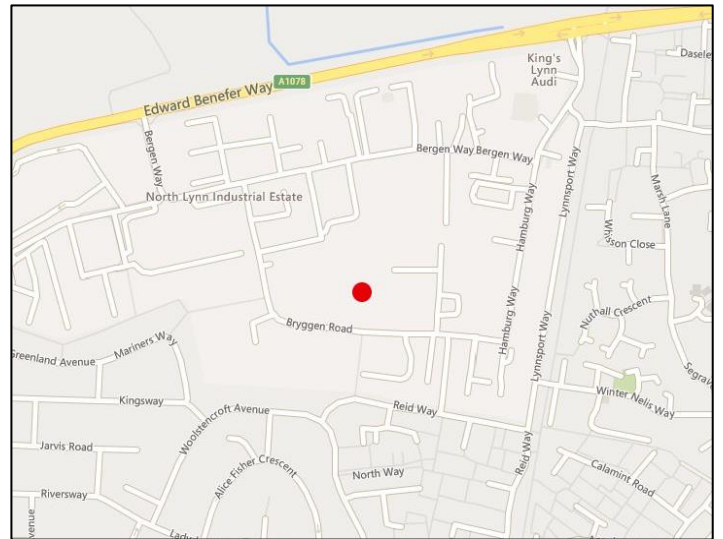
Strictly by appointment with the letting agent:-

Alison Richardson

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