



Rollesby Road, Hardwick Industrial Estate, King's Lynn PE30 4HP

For Sale Guide Price £625,000

Extensive Industrial Premises with Expansion Land

- Existing Light Industrial/Warehouse Unit
- With Offices and Ample Parking
- Potential to Subdivide
- 0.46 acres Possible Expansion Land (STP)

1,054 sqm (11,348 sqft) on 1.26 acres

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BROWN & CO

Property and Business Consultants
brown-co.com

Location

Rollesby Road is situated on the Hardwick Industrial Estate the Premier Industrial Estate in King's Lynn and provides excellent access to all main routes via the Hardwick roundabout: - A10, A17, A47 and A149. Major companies represented on the estate include Mars Master Foods, Foster Refrigeration, Hansatech, Tollit & Harvey and Snap-on Equipment.

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. There is a mainline service to London King's Cross (1 hour 40 minutes) and an established port trade particularly with Scandinavia and Northern Europe.

Description

The property is a well located light industrial unit set in a plot of 1.26 acres with a range of offices to the front and 2 bay warehousing/factory to the rear. Beyond the existing building is an area of possible expansion land (0.46 acres).

The current layout offers the opportunity to subdivide the existing building with potential to further develop the expansion land to the rear (subject to any required planning permissions).

Accommodation

The property provides the following gross internal floor areas:-

Description	sqm	sqft
Front Offices	95.80	1,031
Warehousing	958.38	10,316
Overall	1,054.18	11,348

Services

Mains water, electricity and drainage are 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

Purchasers are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£38,500
Rates payable for 2023/2024	£19,211.50

Terms

The property is offered for sale freehold.

VAT

VAT will not be charged upon any sale price.

Legal Costs

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

EPC

Awaiting report.

Viewing

Strictly by appointment with the joint letting agents:-

Alison Richardson

Brown&Co Kings Lynn Office

01553 778068

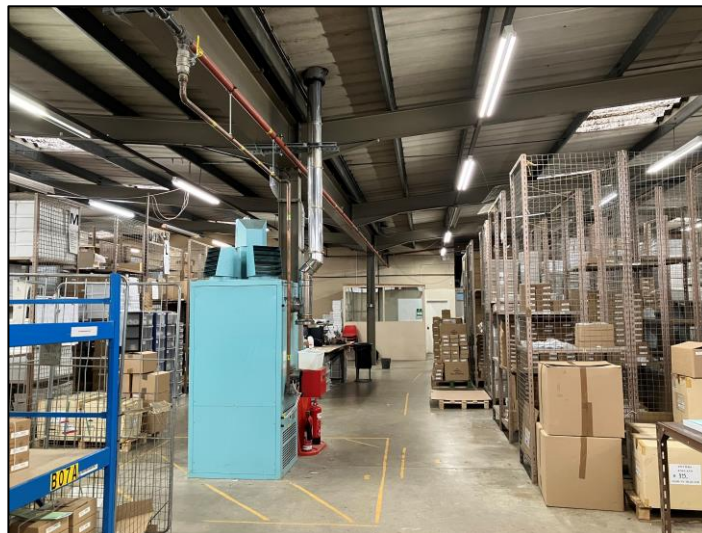
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