

PADLEY SINCE
1959



Downham Market Trade Park,
1 St Johns Way, Downham Market, PE38 0QQ

TO LET
AVAILABLE NOW

Brand new trade counter unit
Last unit available

3,500 ft²



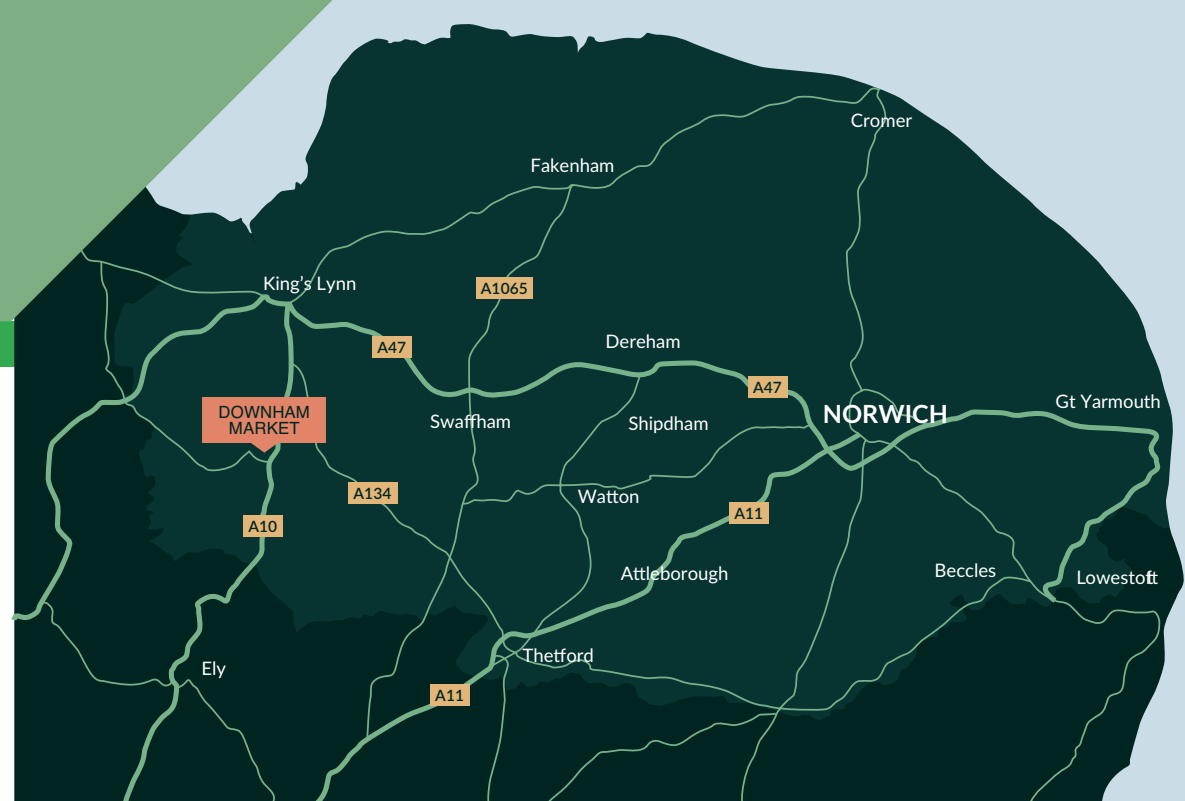
Downham Market

A little bit about the town...

Downham Market is located on the edge of the Fens and is the Borough's second largest town, with a population of around 10,000 at the 2011 census. With the town sitting at the junction of the A10 King's Lynn/London Road & the A1122 Wisbech/Swaffham Road, it is easy to see why Downham Market has experienced significant amounts of growth over recent years and become a popular commuter town.

The site commands a prominent spot overlooking the A1122 within the principle employment area of the town and has a strong frontage line along the northern boundary.

Practical completion was on 13th January and two units have already been secured by Screwfix and Medequip Assistive Technology. The remaining unit is generating lots of interest from national and regional trade counter businesses.

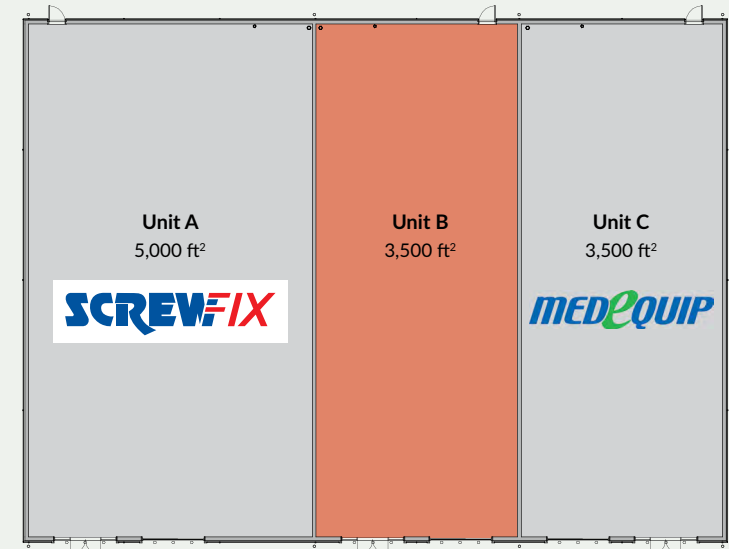




SCREWFIX

MED EQUIP

Accommodation



Ground Floor

Unit	m ²	ft ²	Availability
A	465	5,000	Let to Screwfix
B	325	3,500	Available
C	325	3,500	Let to Medequip

Specification

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Trade counter/industrial unit, finished to shell specification.

VAT

VAT will be charged on the rent.

Rates

Business Rates to be confirmed.

Legal Costs

Each party is to be responsible for their own legal costs

Services

Mains supplies of water, electricity and drainage are available and connected to the development. Interested parties are advised to make their own investigations with the utility service providers.

Planning Use

Planning permission has been secured for the construction of buildings for light industrial, storage or trade counter uses (Class E(g) (ii) [R&D] and (iii) [Light Industrial], Class B2 and B8 [Storage]).

Tenure

The unit is available To Let by way of a Full Repairing and Insuring lease on terms to be agreed.

Service Charge

Service charge budget available upon request.

Rent

Available upon request.



Up & over doors and glazed panels



Electric vehicle charging points



Extensive car parking



Internal clear height of 6m



Floor loading 50Kn/m²



Removable bollards



Accessible







Boundary is approximate

For further information on this scheme, please contact our joint marketing agents:

Eddisons

Incorporating Banks Long & Co

William Wall

Director

will.wall@bankslong.com

07717 546269

Cameron McRae

Surveyor

cameron.mcrae@bankslong.com

07857 457470

BROWN & CO

Alex Brown

Commercial Surveyor

alex.brown@brown-co.com

01553 605751

Alison Richardson

Commercial Agent

alison.richardson@brown-co.com

01553 778060

A development by:

PADLEY SINCE
1959

Richard Padley

Commercial Director

rgp@padley.co.uk | 01780 460186

padley.co.uk

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