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TO LET

Storage Unit at Marsh Farm

Marsh Road, South Wootton, King's Lynn, PE30 3QL

566 sq m (6,100 sq ft)

£1,275 per calendar month

- Shared yard
- Secure access
- Minimum Lease Term - 12 Months

Location

Marsh Farm is located in North Wootton approximately 4 miles from the centre of King's Lynn and 15 miles from Hunstanton on the North Norfolk Coast.

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 under 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 in King's Lynn to London King's Cross (1 hour 40 minutes approximately) and an established port trade, particularly with Scandinavia and Northern Europe.

Description

The Unit at Marsh Farm, North Wootton is a former potato store of steel-portal framed construction, with spray foam, electric roller shutter door and a concrete floor.

The Unit is served from a shared concrete farm-yard via a secure coded gated entrance and suitable for HGVs.

Accommodation

The property has been measured on a gross external basis.

Description	m ²	ft ²
Unit	566	6,100

Services

The Unit benefits from both a three-phase and single-phase electricity supply. A Landlord's Electrical Safety Certificate will be obtained prior to the occupation of the unit.

Outgoings

The Tenant will be responsible of all outgoing arising in connection with the Leased Property during the Tenancy including electricity and business rates if applicable.

Terms

The Unit is offered on a Business Lease under the Landlord and Tenant Act 1954. The Lease will be contracted out of the provisions of Sections 24-28 of the Act and be on a full repairing and insuring (FRI) basis for a minimum term of 12 months.

VAT

VAT is not applicable.

Legal Costs

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

EPC Rating

An EPC rating is not required.

Viewing & Further Information

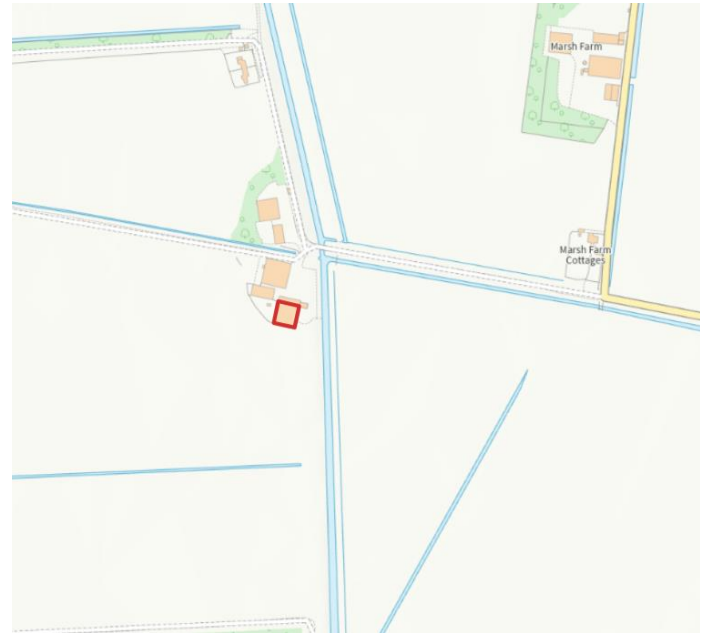
Strictly by appointment with the Letting Agent.

Please note that the unit will be empty upon the commencement of the occupation.

Letting Agent

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

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