



Unit 2 Tansley Business Park, King's Lynn PE30 4YN

FOR SALE £200,000

Last Remaining Unit at Tansley Business Park

- Brand New Industrial Building
- Rear Service Door
- Internal Clear Height 6m
- Floor Loading 5KN m2

92.4 sqm (994 sqft)

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BROWN & CO
Property and Business Consultants

brown-co.com

Location

The site is located close to the Campbells Meadow Retail Park and adjacent to Campbells Business Park. The Pierpoint Retail Park can be easily accessed from the site along with the main Hardwick Industrial Estate.

Nearby occupiers include Tesco, Thurlow Nunn Vauxhall & Peugeot, Lexus and Steven Eagell Toyota, Halfords and McDonalds. 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) and established port trade.

Description

Unit 2 is the last remaining unit of the Phase 1 Tansley Business Park development. The unit is a brand new industrial building (B2 and B8 uses) in shell condition with an eaves height of 6m, rear electric up and over door and 3kw solar panels. All service connections are now made into the unit.

Unit 2 has front and rear loading with two allocated car parking spaces.

The developer will consider custom fit-out works based on end user requirements.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Overall	92.4	994
Overall	92.4	994

Services

Mains water and electricity will be connected. Drainage via treatment plant. BT full fibre will be included.

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

To be assessed.

Terms

The property is offered for sale freehold.

VAT

VAT will be charged on the sale price.

Legal Costs

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

Service Charge

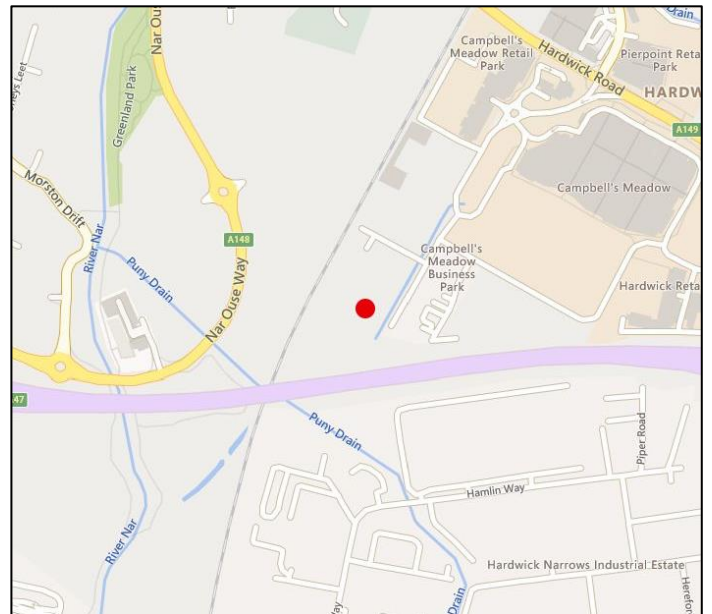
Service Charge payable in respect of the Tesco Access Road and communal areas. Budget available on request.

Viewing

Strictly by appointment with the letting agent:-

Alex Brown

Brown&Co Kings Lynn Office
01553 605751
Alex.brown@brown-co.com



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