



Kettlewell House, Austin Fields, King's Lynn, Norfolk PE30 1PH

Kettlewell House, Austin Fields Industrial Estate, King's Lynn PE30 1PH

Introduction:

The sale of Kettlewell House provides interested parties with an exceptionally rare opportunity to purchase an existing commercial premises, centrally located to King's Lynn. The site extending to 0.46 hectares (1.14 acres) or thereabouts, with scope for redevelopment (Commercial and Residential subject to planning).

Location and Situation:

Kettlewell House is located centrally to King's Lynn, as identified on the attached site and location plans.

Directions and Access:

Follow the A148 Railway Road through King's Lynn; adjacent to Lidl take the right-hand turn onto Austin Street and the next left-hand turn onto Austin Fields Industrial Estate. Drive past the Royal Mail Sorting Office, follow the road bearing right and on the next right hand bend turn left onto the private access to the rear car park at Kettlewell House.

Method of Sale:

The property is offered for sale initially by private treaty as described herein. The Vendors and their Agents reserve the right to invite best and final offers; and/or offer the property for sale by private auction if there is a substantial level of interest. It is anticipated that upon exchange of contracts a 10% deposit will be paid.

Tenure and Possession:

The property included herein is to be offered freehold with the benefit of vacant possession subject to those rights detailed herein. The property is offered subject to an existing Mobile Radio Mast Lease within the property; the Vendors' existing telemetry mast will be decommissioned and removed.

Viewing:

Viewing is to be accompanied only and strictly by prior appointment with the Vendors' Agents, Cruso & Wilkin. Tel. 01553 691691.

Health and Safety:

For your own personal safety we would ask you to be as vigilant as possible when making an inspection.

Services:

We are advised that the site is serviced with mains water, electricity, drainage and gas. Part of the premises is serviced by gas fired central heating and some air conditioning. It is assumed the heating systems within the former Day Care Centre area are obsolete.

Rateable Value:

From an enquiry with the Valuation Office it is noted that the rateable value of Kettlewell House is currently recorded as £29,750.00 There was a separate assessment for the former Day Care Centre which was, historically, £7,300.00



Property History:

A spacious, self-contained business premises, currently occupied by the Water Management Alliance, (WMA) who are in the process of vacating the site. The site extends to 1.14 acres (0.46 hectares) or thereabouts.

A Pre-Application to the Borough Council with proposed uses including, residential only, residential and commercial, and commercial only, received a positive response as 'possibility of approval with amendment'. A copy of the Borough Council's reply is available from the selling Agents as required.

The existing business premises were built in the 1960s of exposed steel frame construction, with decorated blockwork elevations, under a flat roof (incorporating a replacement butyl liner); and predominantly metal framed double glazing. Internally the property has been divided into office accommodation, partially over two floors as occupied by WMA. There is an additional ground floor area which was, historically, let to a third party (having since been vacated). The gross area of the business premises extends to 7.280 sq.ft. (676.64M²) or thereabouts.

Subject to appropriate division of the business premises, there is scope to split the building into a number of serviced business office suites.

The property enjoys an extensive tarmac area providing car parking for in excess of 60 cars; part of which is currently being used for temporary storage containers. To the front and side (east) are established garden and lawned areas, bordered by mature trees.

The front (south) of the premises borders up to Kettlewell Lane, with a communal turning area. Clarification is being sought as to whether the site enjoys unrestricted access via Kettlewell Lane.

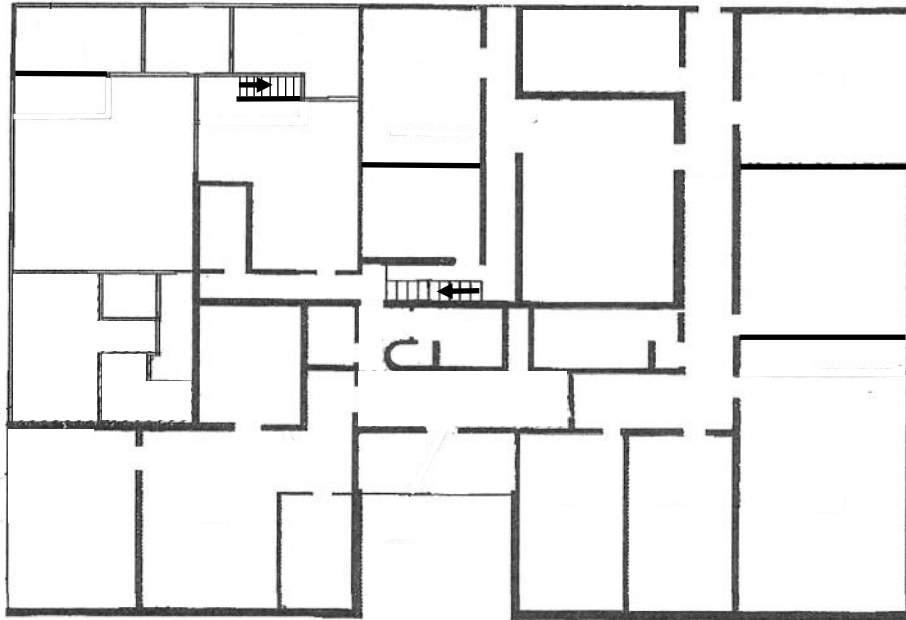
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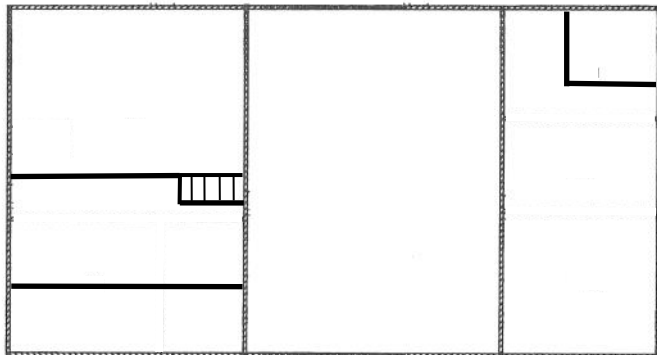


Floor Plans (indicative only)

Ground Floor



First Floor



Accommodation:-

Main Offices

| | Size (M ² estimated) |
|----------------------|---------------------------------|
| Entrance Lobby/Hall | 24.00 M ² |
| Office 1 | 34.34 M ² |
| Office 2 | 55.43 M ² |
| Office 3 | 22.60 M ² |
| Office 4 | 22.60 M ² |
| Kitchen | 3.77 M ² |
| Office 5 (Boardroom) | 69.19 M ² |
| Office 6 | 22.50 M ² |
| Office 7 | 22.38 M ² |
| Office 8 | 15.80 M ² |
| Store Room 9 | 39.70 M |
| Office 10 | 23.79 M ² |
| Office 11 | 11.27 M ² |
| Mezzanine Store | 55.10 M ² |
| First Floor Office | 43.62 M ² |
| First Floor Plant | 10.25 M ² |

Total Main Office Building Net Internal Area

476.34 M²
(5,125 sq.ft.)

Vacant Office Premises

| | |
|---|----------------------------|
| Rear Reception and General Entrance/Office Area | 61.71 M ² |
| Office 2 | 16.46 M ² |
| Stores 1 & 2 | 22.54 M ² |
| Additional storage/shower/W.C., etc | (est) 56.90 M ² |
| First Floor | |
| Office 1 | 16.29 M ² |
| Office/Store | 26.40 M ² |

Total Net Internal Area

200.30 M²
(2,155 sq.ft.)

Gross area

676.64 M²
(7,280 sq.ft.)

Holdover:

The Vendors and their Patrons reserve the right of holdover, to remove personal and business effects and chattels from the offices and outbuildings, not to exceed one month from the date of completion.

Rights of Way:

Access off Austin Fields includes a section of access roadway used in conjunction with the business units on the south western boundary to the premises. We have assumed this is subject to appropriate access rights.

Wayleaves, Easements and Rights of Way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Title Reference:

This property is registered with Land Registry reference NK106040. Copy of the Title is available from the Agents upon request.

GENERAL INFORMATION:**Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchasers in addition to the contract price.

Town and Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution, which may be, or, may come into force. The will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Boundaries, Plans, Areas Schedules and Disputes:

The Purchasers will be deemed to have full knowledge of the boundaries and areas, and any mistake or error shall not annul the sale nor entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks, stipulations, particulars, schedule, plan, or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

Services:

We understand that the property is serviced with mains water, electricity, drainage; and mains gas fired central heating. There are air conditioning units to the principal rooms. Clarification is required as to the service arrangements for these appliances.

Fixtures and Fittings:

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Outgoings:

Kettlewell House is currently shown on the VOA website, as from the 1st April 2017, with a rateable value of £29,750. This is not the rates payable to the Borough Council. All existing outgoing, wayleaves and/or easements, (where applicable), will be apportioned up to the date of completion.

EPC

Copy of the EPC register (March 2022) is available from the selling agents, the premises currently have an energy rating of Band D (96).

Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect in order that there will be no delay in agreeing the sale.

Agent's Note:

For clarification, we wish to inform prospective Purchasers that we have prepared these sale particulars as a general guide. We have not carried out a survey, nor tested the services, appliances, and/or specific fittings. Interested parties should arrange their own tests to ensure these are in working order, as appropriate.

Photographs and Particulars prepared: March 2022.



Kettlewell House - Location & Site Plan

IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors

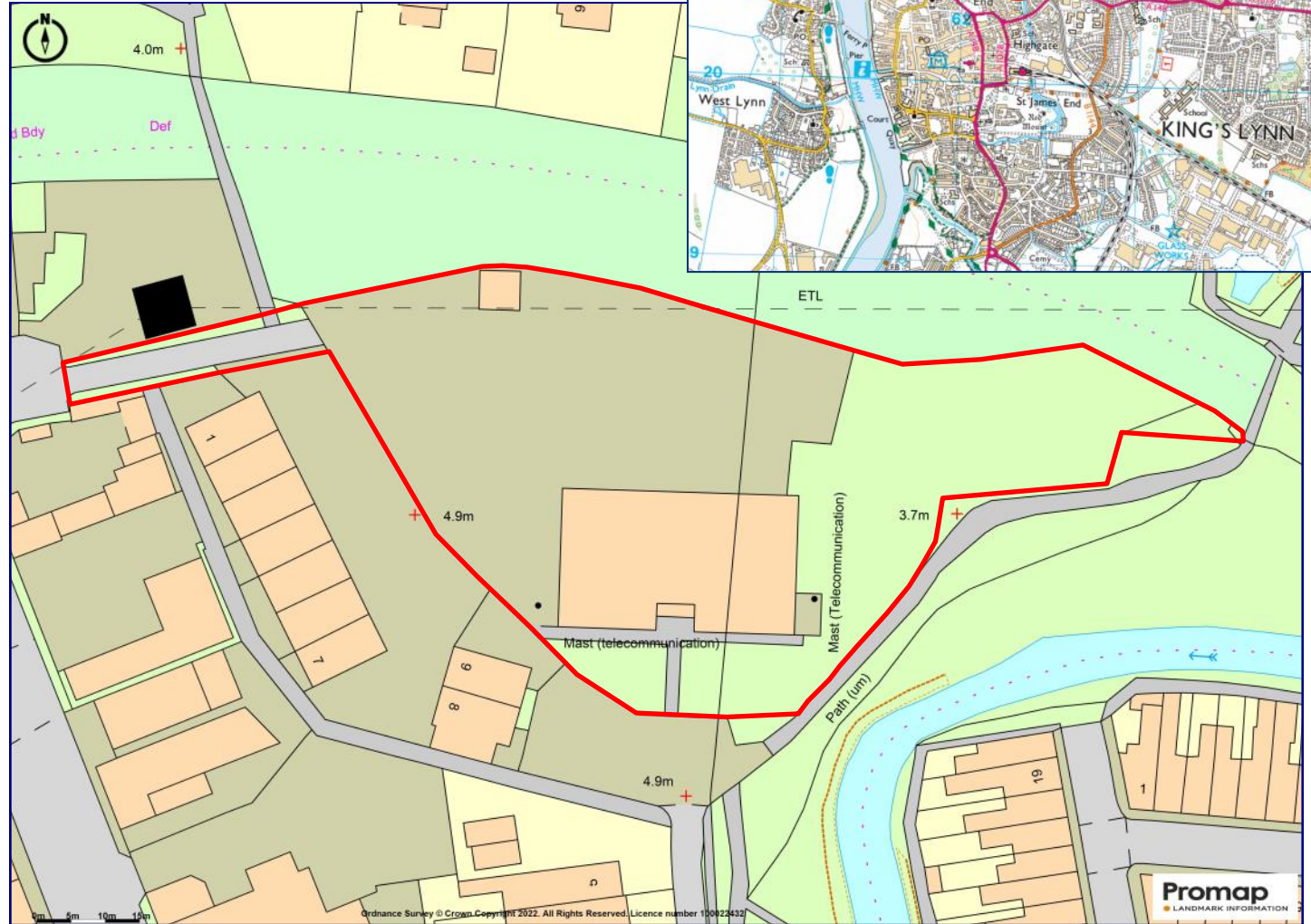
1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract.

2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence.

Nonetheless, such statements do not constitute any warranty nor representation by the Vendors. Further, such statements are accurate only to the best of the present information and belief of the Vendors. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or are attached to the property (whether referred to or not within these particulars).

3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

File Ref 363/01/5



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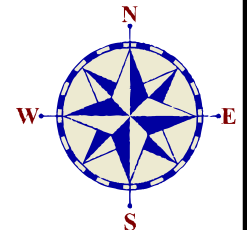
The Estate Office, Hillington,
Norfolk, PE31 6DH Tel: 01553 691691

**Not
to
Scale**

This plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

DATE - March 2022

REF:- AI/363/01/5



For identification purposes only

