



Naylors

ESTATE AGENTS CHARTERED SURVEYORS



Plumbase Rollesby Road

Hardwick Industrial Estate, King's Lynn, PE30 4LS

£125,000

Each plot of land has planning permission for THREE TO FOUR small industrial units. The site is part of an existing site offering small business units. The plots of land have for planning permission as shown in the attached Kings Lynn planning approval. The plots of land are in a ready to go position. Option for local developer to assist in building units if required.

The site is part of a modern complex of small industrial units recently completed and all sold and let out. These plots of land offer excellent opportunity for either owner occupier or ideal investment opportunity. Small business units are in high demand showing strong return in rental incomes.

- Rare opportunity for development plot
- Suitable for various uses
- Plots with 3 and 4 units on
- Full planning permission granted
- Freehold
- Part of a new development in place see examples of units
- Potential for creating larger unit subject to PP
- The sale is opted for VAT
- Infrastructure in place with central drive way

Viewing

Please contact our Market Harborough Office on 01858 450020. If you wish to arrange a viewing appointment for this property or require further information



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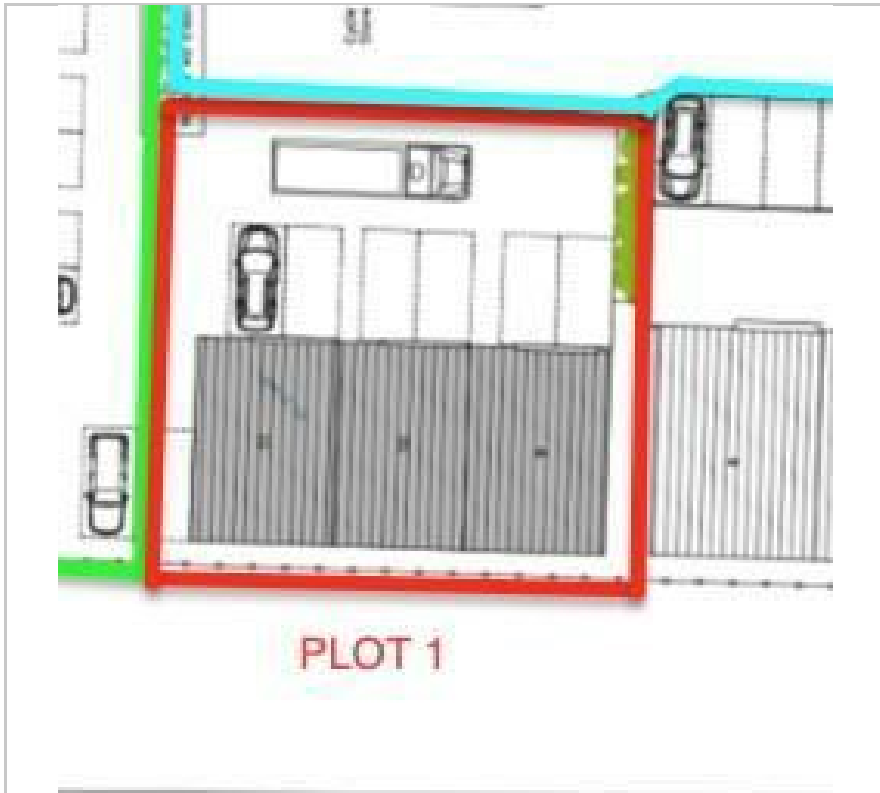
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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