



### Location

King's Lynn is one of Norfolk and East Anglia's principal which serves a wide catchment across west Norfolk and beyond for leisure, retail and education,. With a district population of 154,300 (2021 census) the town benefits from strong road links via the A47 trunk road and the A148 and A10 road network and there are regular rail services to Ely, Cambridge and London.

The property is located in the heart of the popular North Lynn Industrial Estate, north of King's Lynn town centre and overlooking the town's northern bypass - Edward Benefer Way. The estate is one of town's main employment areas comprising a mix of industrial, motor trade and office occupiers and complimentary facilities. Occupiers of note include: Recipharm, MKM, King's Lynn Audi & VW and WGA Solicitors.

### Description

The property comprises a self-contained, modern, purpose-built two-storey office building with the following features and specification:

- Prominent building with main road frontage
- Private access road and large parking area for up to 32 cars
- LED lighting and modern heating and cooling systems
- Rare freehold opportunity
- Flexible space with potential for alternative uses (stp)
- Modern interior design featuring glass-walled meeting rooms and offices

### Accommodation

The property is arranged over two floors providing a mix of reception, office and meeting rooms with WCs and kitchen on the ground floor and more open-plan offices, meeting rooms and a further tea/coffee station on the first floor.

The total net internal area is approximately **3,924 sq ft (364.6 sq m)**.

### Tenure & Terms

The property is being offered for sale, on a freehold basis with vacant possession. VAT will be payable on the sale price.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

### Price

On application

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (91). A full copy of the certificate is available upon request.

**SUBJECT TO CONTRACT**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

### Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £35,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Planning & Uses

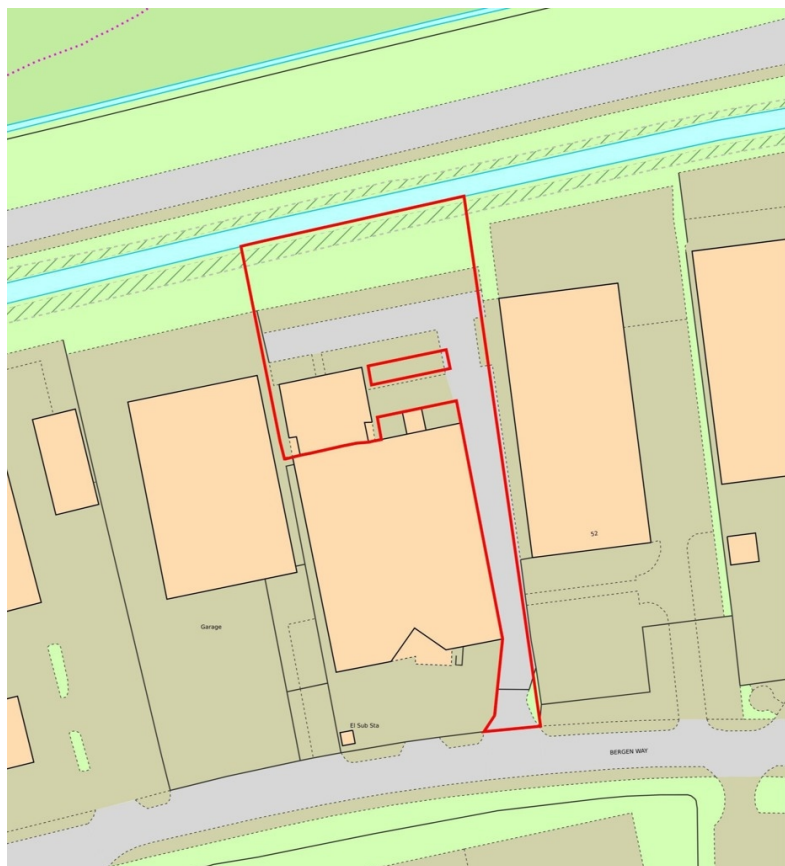
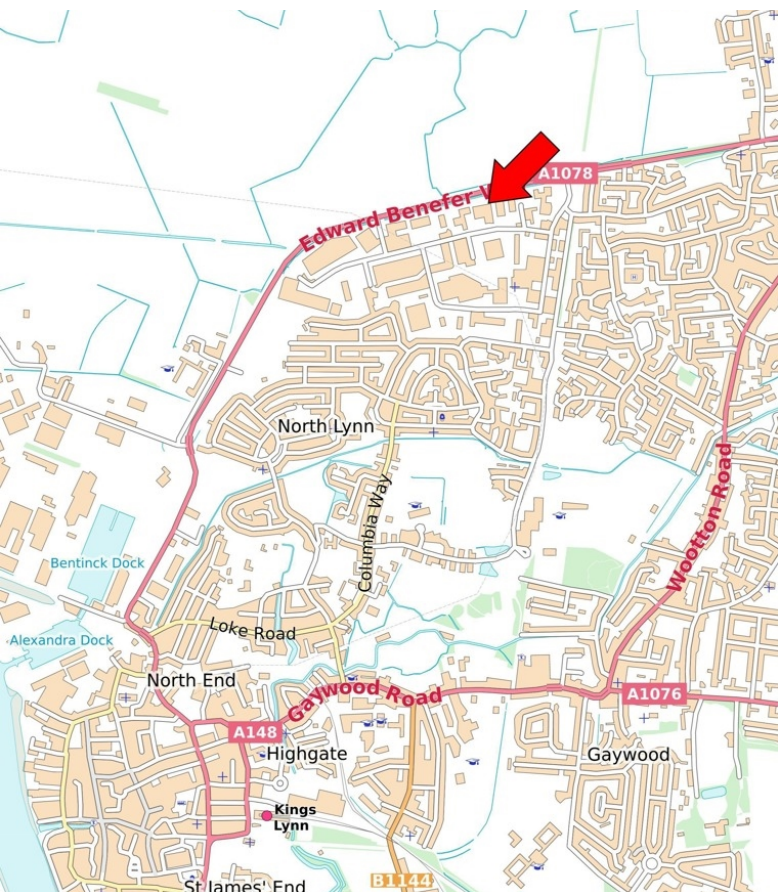
We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

### Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
 01603 756338 / 07496 164609  
[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



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**IMPORTANT NOTICE**

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- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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