

Property Services

Borough Council of
King's Lynn &
West Norfolk



To Let

Unit 24 Bergen Way, North Lynn Industrial Estate, King's Lynn, PE30 2JG

- Large industrial/warehouse space
- 547m² (5,892Sq. Ft).
- Allocated parking and vehicular access

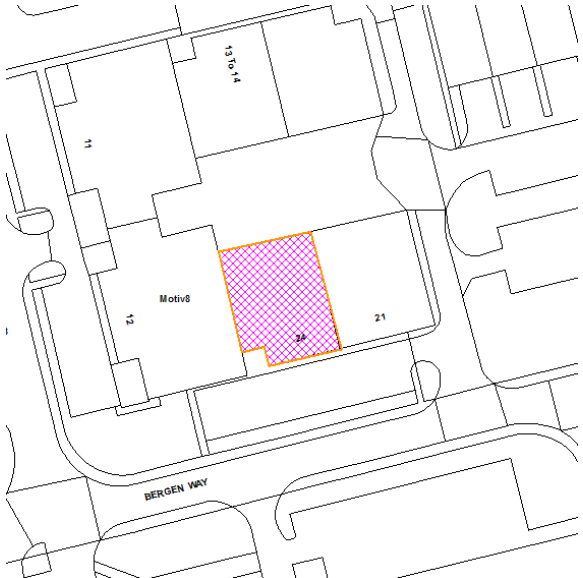



Telephone: 01553 616266

Email: propertyenquiries@west-norfolk.gov.uk

The Property Services Section for themselves and for the Borough Council of King's Lynn and West Norfolk being Vendor or Lessor of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission 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;
- No person in the employment of the Borough Council of King's Lynn and West Norfolk's Property Services Section has any authority to make or give any representation or warranty whatever in relation to this property.

<p>LOCATION:</p>	<p>The premises are prominently located on the North Lynn Industrial Estate, as shown on the estate plan attached. The industrial estate is located just off the Northern Bypass, only minutes from the King's Lynn docks and town centre. The estate is clearly land marked by major employers such as Williams Refrigeration, Bepak and Volkswagen and Audi Dealerships.</p>	
<p>DESCRIPTION:</p>	<p>This front of the industrial unit has been fully fitted out as offices. The unit benefits from staff kitchen, staff toilets and warehouse toilets.</p> <p>The unit is of steel portal frame construction with cavity brick/block work walls to the front elevation and insulated PVC coated profiled steel cladding to the rear. There is a communal car park to the front of the unit and a loading door at the rear which leads to a shared rear delivery area.</p> <p>The industrial unit benefit from allocated parking fronting Bergen Way.</p>	
<p>USE:</p>	<p>Industrial warehouse with offices</p>	
<p>SERVICES:</p>	<p>All main services are available i.e. gas, water, electricity, and drainage.</p>	
<p>ENERGY RATING</p>	<p>EPC Grade E</p>	
<p>TENANCY TERMS:</p>	<p>The property is offered on a 6-year full repairing and insuring lease.</p>	
<p>LEASE COSTS:</p>	<p>Rent: £34,600 pa + VAT CCTV: TBC Rent Deposit: 3 months minimum (A guarantor to the Lease may be required depending on circumstances) Rateable Value: £26,750 (from 1st April 2023) Rates Payable: £13,696 (from 1st April 2023) (Standard multiplier)</p> <p><i>The ingoing Tenant to pay Council's reasonable legal/Surveyor fees</i></p>	
<p>VIEWING:</p>	<p>For viewing and further information, please contact:</p> <p>Property Services Tel. No: (01553) 616266 Email: propertyenquiries@west-norfolk.gov.uk</p> <p style="text-align: right;"> Borough Council of King's Lynn & West Norfolk  </p>	