

# Property Services

Borough Council of  
King's Lynn &  
West Norfolk



## To Let

### Unit 1 Paxman Road Hardwick Industrial Estate King's Lynn KINGS LYNN Norfolk PE30 4NE

- Office Space
- 95.7m<sup>2</sup> (1030 Sq. Ft)





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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><b>LOCATION:</b></p>	<p>The premises are conveniently situated just into the Hardwick Industrial Estate at Paxman Road, (off Hansa Road) adjoining the Pierpoint Retail Park. Hardwick is the largest of the four main Industrial Estates in King's Lynn, strategically placed. Paxman Road is situated a short distance from the Hardwick Roundabout, where the A47, A10 and by-pass to the A17 trunk roads meet.</p> <p>King's Lynn is conveniently situated within easy reach of Cambridge, Norwich and Peterborough, all accessible within one hour by road and to London by train within 1.40hr.</p>	
<p><b>DESCRIPTION:</b></p>	<p>This unit is currently set out as offices which have been fully fitted out internally as bespoke subdivided offices with fluorescent strip lighting. The unit benefits from separate male and female toilets and has a dedicated staff room. The floors in the offices are carpeted and the unit has gas central heating.</p>	
<p><b>USE:</b></p>	<p>Office use or light industrial.</p>	
<p><b>SERVICES:</b></p>	<p>All main services are available i.e. gas, water, electricity, and drainage.</p>	
<p><b>ENERGY RATING</b></p>	<p>EPC Grade E</p>	
<p><b>TENANCY TERMS:</b></p>	<p>The property is offered on a 6-year full repairing and insuring lease. Service charge applicable.</p>	
<p><b>LEASE COSTS:</b></p>	<p><b>Rent:</b> £8,300 pa + VAT  <b>Rent Deposit:</b> 3 months minimum (A guarantor to the Lease may be required depending on circumstances)  <b>Rateable Value:</b> £6,100 (1 April 2013 to present)  <b>Rates Payable:</b> £3,123.2 (1<sup>st</sup> April 2013 to present, Standard multiplier)  <b>Service Charge:</b> TBC – Reasonable estates costs.</p> <p><i>The ingoing Tenant to pay Council's reasonable legal/Surveyor fees</i></p>	
<p><b>VIEWING:</b></p>	<p>For viewing and further information, please contact:</p> <p><b>Property Services</b>  <b>Tel. No: (01553) 616266</b>  <b>Email: <a href="mailto:propertyenquiries@west-norfolk.gov.uk">propertyenquiries@west-norfolk.gov.uk</a></b></p> <p style="text-align: right;">             Borough Council of  <b>King's Lynn &amp; West Norfolk</b>  </p>	