Property Services



To Let

Offices at Valentine Road, Hunstanton, PE36 5EF

- Flexible office accommodation
- Variety of rooms available from 10m2
- Prominent building with staff parking available



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:

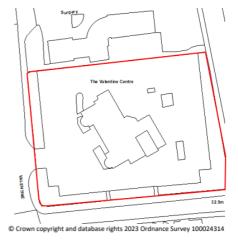
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
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- details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations for 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.

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LOCATION AND DESCRIPTION:

The converted Victorian building is easily accessible from the A149 and is within walking distance of the town centre and seafront, and benefits from both a staff parking area and pay and display car park.

There are a variety of office suites available, that could be let either individually or in combination with other spaces. The offices benefit from a lift, male and female WC's and communal kitchen.



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ACCOMODATION:	The following areas are available to let: Ground Floor				
	Room 6	9.9m²	106ft ²	£1,325.00 pa + VAT	
	Room 7	14.1m ²	151ft ²	£1,887.50 pa + VAT	
	First Floor				
	Room 14	44.5m ²	479ft ²	£5,987.50 pa + VAT	
	Room 15	16.9m ²	181ft ²	£2,262.50 pa + VAT	
	Room 16	28.9m ²	311ft ²	£3,887.50 pa + VAT	
	Room 17	17.7m ²	190ft ²	£2,375.00 pa + VAT	
	Room 18	44.5m ²	479ft ²	£5,987.50 pa + VAT	
USE:	Offices				
SERVICES:	All main services are available, apportioned against floor area through service charge.				
ENERGY RATING	EPC Grade C				
TENANCY TERMS:	The offices are offered on a 3-year IRI lease. The landlord is to be responsible for the maintenance of the exterior, structure and communal areas (including car-parking areas, surrounding landscape etc.) for which a service charge will be levied.				
LEASE COSTS:	Rent: Rent Deposit:	From £1,325.00 pa + VAT 3 months minimum (A guarantor to the Lease may be required depending on circumstances)			
	Rates: TBC Service Charge:	TBC – Reasonable costs.			
	The ingoing Tenant to pay Council's reasonable legal/Surveyor fees				
VIEWING:	For viewing and further information, please contact:				
	Property Services				
	Tel. No: (01553) 61			Borough Council of	

Tel. No: (01553) 616266

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King's Lynn &

West Norfolk