

Property Services

Borough Council of
King's Lynn &
West Norfolk



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

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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;
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| <p>LOCATION AND DESCRIPTION:</p> | <p>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.</p> <p>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.</p> |  <p>© Crown copyright and database rights 2023 Ordnance Survey 100024314</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>ACCOMODATION:</p> | <p>The following areas are available to let:</p> <table border="0"> <tr> <td colspan="4">Ground Floor</td> </tr> <tr> <td>Room 5</td> <td>12.5m²</td> <td>129ft²</td> <td>£1,612.50 pa + VAT</td> </tr> <tr> <td>Room 6</td> <td>9.9m²</td> <td>106ft²</td> <td>£1,325.00 pa + VAT</td> </tr> <tr> <td>Room 7</td> <td>14.1m²</td> <td>151ft²</td> <td>£1,887.50 pa + VAT</td> </tr> <tr> <td colspan="4">First Floor</td> </tr> <tr> <td>Room 14</td> <td>44.5m²</td> <td>479ft²</td> <td>£5,987.50 pa + VAT</td> </tr> <tr> <td>Room 15</td> <td>16.9m²</td> <td>181ft²</td> <td>£2,262.50 pa + VAT</td> </tr> <tr> <td>Room 16</td> <td>28.9m²</td> <td>311ft²</td> <td>£3,887.50 pa + VAT</td> </tr> <tr> <td>Room 17</td> <td>17.7m²</td> <td>190ft²</td> <td>£2,375.00 pa + VAT</td> </tr> <tr> <td>Room 18</td> <td>44.5m²</td> <td>479ft²</td> <td>£5,987.50 pa + VAT</td> </tr> </table> | Ground Floor | | | | Room 5 | 12.5m ² | 129ft ² | £1,612.50 pa + VAT | Room 6 | 9.9m ² | 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 |
| Ground Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Room 5 | 12.5m ² | 129ft ² | £1,612.50 pa + VAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Room 6 | 9.9m ² | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>USE:</p> | <p>Offices</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>SERVICES:</p> | <p>All main services are available, apportioned against floor area through service charge.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>ENERGY RATING</p> | <p>EPC Grade C</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>TENANCY TERMS:</p> | <p>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.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>LEASE COSTS:</p> | <p>Rent: From £1,325.00 pa + VAT Rent Deposit: 3 months minimum (A guarantor to the Lease may be required depending on circumstances) Rates: TBC Service Charge: TBC – Reasonable costs.</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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

