

Property Services



To Let

Unit 7 Barton's Court, St Johns Business Estate, Downham Market

- 68.37 Sq.m (736 Sq.ft)
- Secure Estate
- Allocated parking




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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 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.

LOCATION:	Downham Market is an attractive market town, strategically located on the A10, 12 miles south of King's Lynn and 19 miles north of Ely. It is also only 35 miles from Peterborough and Cambridge. Saint John's Business Estate is situated off the A1122 Downham Market Southern bypass and just a short distance from the already established Trafalgar Industrial Estate.
DESCRIPTION:	<p>This new development comprises a mix of:</p> <ul style="list-style-type: none"> - 8 small office suites - 7 light industrial units <p>The units were constructed in 2009 and are insulated and of portal frame construction with external cladding comprising part brick and part profiled sheeting.</p> <p>Each industrial unit benefits from a roller shutter door, with excellent eaves height of 5.25m, side personnel door and WC.</p>
ACCOMMODATION:	<p>Gross internal area of 68.37 sq.m (736 sq.ft)</p> <ul style="list-style-type: none"> • Storage / Industrial Area • Toilet facilities • Allocated parking spaces
USE:	Industrial or office use.
SERVICES:	Mains water, electricity and drainage are connected to the property.
TENANCY TERMS:	The property is offered on a 6-year full repairing and insuring lease. Service charge applicable.
ENERGY RATING	EPC Grade E
INSURANCE:	The landlord will insure the building structure against normal perils and recover the premium from the tenant. The incoming tenant is to be responsible for insuring the contents of the building.
LEASE COSTS:	<p>Rent: £6,300 pa + VAT</p> <p>Rent Deposit: 3 months minimum (A guarantor to the Lease may be required depending on circumstances)</p> <p>Rateable Value: £4,700 (1 April 2023 to present)</p> <p>Rates Payable: £2,406.40 (1st April 2013 to present, Standard multiplier)</p> <p>Service Charge: TBC – Reasonable estates costs.</p> <p><i>The ingoing Tenant to pay Council's reasonable legal/Surveyor fees</i></p>
VIEWING:	<p>For viewing and further information, please contact:</p> <p>Property Services</p> <p>Tel. No: (01553) 616266</p> <p>Email: propertyenquiries@west-norfolk.gov.uk</p> <div style="text-align: right;"> <p>Borough Council of King's Lynn & West Norfolk</p>  </div>