

Property Services

Borough Council of
King's Lynn &
West Norfolk



To Let

Unit 2, Bryggen Road, North Lynn Industrial Estate, King's Lynn, Norfolk, PE30 2HZ




- **236 sq. m (2543sq.ft.)**
- **Communal Parking**

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 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.

<p>LOCATION:</p>	<p>The premises are located on the North Lynn Industrial Estate. The estate is located just off the Northern bypass and conveniently located near King's Lynn town centre. The estate is clearly landmarked by major employers Bepak, Audi and Volkswagen.</p>	
<p>DESCRIPTION:</p>	<p>The mid terrace factory/office unit is of steel portal frame constructions with a combination of brick, steel profiled sheet to the front elevation and rear. There is fluorescent tube lighting to the factory area. Communal parking is located to the front of the unit, with a goods loading area to the rear. There is also a roller shutter door to the rear of the property.</p>	
<p>ACCOMMODATION:</p>	<p>Total gross floor area = 236 m² (2,543 Sq. Ft.)</p>	
<p>USE:</p>	<p>Town & Country Planning Classes B1, B2 & B8. Other uses may be suitable subject to Landlord approval & planning permission.</p>	
<p>SERVICES:</p>	<p>All main services are available i.e. gas, water, electricity, and drainage.</p>	
<p>TENANCY TERMS:</p>	<p>The unit is offered on a 6-year lease with the incoming tenant responsible for internal repair, decoration. The landlord is to be responsible for maintenance of the exterior, structure, and communal area (car park, surrounding landscape) for which a service charge will be levied. The rent and service charge is payable monthly in advance by direct debit.</p> <p>It should be noted that roof on the premises is leaking water and therefore prospective tenants are advised that they will be taking on the unit in this condition until such time that the roof can be fixed – further information regarding this can be discussed.</p>	
<p>INSURANCE:</p>	<p>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.</p>	
<p>LEASE COSTS:</p>	<p>Rent: £15,000 + VAT</p> <p>Rent Deposit: 3 months minimum (A guarantor to the Lease may be required depending on circumstances)</p> <p>Service Charge: TBC</p> <p>CCTV: TBC</p> <p>Rateable Value: £15,000 (From 1st April 2023 to present)</p> <p>Rates Payable: £7,680 (From 1st April 2023) Standard rate</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> <p>Borough Council of King's Lynn & West Norfolk</p> 