

# Property Services

Borough Council of  
King's Lynn &  
West Norfolk



## To Let

### Unit 19 Enterprise Way, Hardwick Narrows Ind Estate, PE30 4LJ



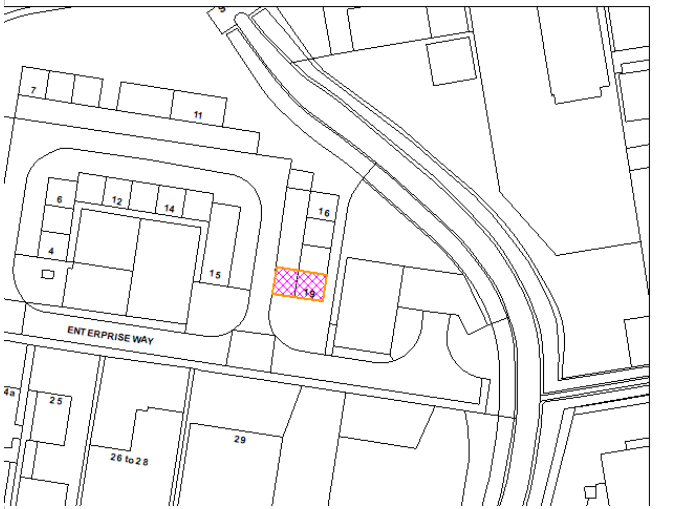
- Ideal starter unit
- 46.73 Sq m (503 Sq Ft)
- Easy Access to A47, A10, A7 and A148

Telephone: 01553 616266

Email: [propertyenquiries@west-norfolk.gov.uk](mailto: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><b>LOCATION:</b></p>       | <p>The premises are located at Enterprise Way, off Hamlin Way, on the Hardwick Narrows Industrial Estate. The industrial estate is strategically located on the south east periphery of King's Lynn, directly off the Hardwick roundabout where the A47, A10 and by-pass to the A17 Trunk roads meet. The entrance to the estate is clearly landmarked by the Ramada Jarvis Hotel.</p> |  <p>Reproduced from the Ordnance Survey map with permission of the Controller of His Majesty's Stationery Office © Crown Copyright 2023.</p> |
| <p><b>DESCRIPTION:</b></p>    | <p>The premises form part of a development of 19 small industrial units, built circa 1987/88. The unit is of steel portal frame construction with cavity brick/blockwork walls to the front and rear with insulated PVC coated profiled steel roof. There is car-parking to the front and the unit benefits from 3 phase electricity supply.</p>                                       |                                                                                                                                                                                                                                |
| <p><b>ACCOMMODATION:</b></p>  | <p>Total gross floor area = 46.73m<sup>2</sup> (503ft<sup>2</sup>)</p>                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                |
| <p><b>USE:</b></p>            | <p>Planning permission exists for E(g),B2, B8 use. Other uses may be suitable subject to Landlord approval &amp; planning permission.</p>                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                |
| <p><b>SERVICES:</b></p>       | <p>All main services are available i.e. gas, water, electricity, and drainage.</p>                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                |
| <p><b>SERVICE CHARGE:</b></p> | <p>The Landlord reserves the right to charge Service charge for the upkeep and maintenance of the estate and external structure of the property.</p>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                |
| <p><b>TENANCY TERMS:</b></p>  | <p>The property is offered on a 6-year lease however term length can be negotiated. There is a rent review after 3 years.</p> <p>The tenant is responsible for internal repair and decoration. The landlord is to be responsible for the maintenance of the exterior and structure.</p>                                                                                                |                                                                                                                                                                                                                                |
| <p><b>EPC:</b></p>            | <p>An energy rating is not currently required for this property.</p>                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                |
| <p><b>INSURANCE:</b></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><b>LEASE COSTS:</b></p>    | <p><b>Rent:</b></p> <p><b>Rent Deposit :</b></p> <p><b>Rateable Value:</b></p> <p><b>Rates Payable:</b></p>                                                                                                                                                                                                                                                                            | <p>£5,040pa + VAT</p> <p>equivalent to 3 months' rent</p> <p>£4,150 (from 1<sup>st</sup> April 2023 to present)</p> <p>£2,514.96 (Small business rates multiplier)</p>                                                         |

Must be noted that any incoming tenant wanting to make further enquiries regarding business rates should contact NNDR via the following email address [Revenues.NNDR@West-Norfolk.gov.uk](mailto:Revenues.NNDR@West-Norfolk.gov.uk)

*The ingoing Tenant to pay Council's reasonable legal/Surveyor fees*

**VIEWING:**

For viewing and further information, please contact:

**Property Services**

**Tel. No: (01553) 616266**

**Email: [propertyenquiries@west-norfolk.gov.uk](mailto:propertyenquiries@west-norfolk.gov.uk)**

Borough Council of  
**King's Lynn &  
West Norfolk**

