

Property Services



To Let



Unit C Sovereign Way Trafalgar Industrial Estate

- 92.90 Sq.m (1,000 Sq.ft)
- Allocated Parking
- Offices and Light Industrial

Tel: 01553 616266 Email: propertyenquiries@west-norfolk.gov.uk

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- 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 of fact but must satisfy themselves by inspection or otherwise as to be 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.

Borough Council of
King's Lynn &
West Norfolk



LOCATION:	The property is located on Sovereign Way on the Trafalgar Industrial Estate in Downham Market. The estate is situated just off the A10 and is 10 miles south of King's Lynn and 35 miles north of Cambridge. The town has benefitted from considerable development in recent years and has more planned for the future, while it also benefits from a mainline railway station linking Downham Market with King's Lynn and London.
DESCRIPTION:	The property has been constructed with a steel portal frame with cavity brick/block infills covered under an insulated PVC coated profiled steel sheet roof. Internally there is the main workshop area with ancillary offices and amenities. The property benefits from an allocated parking space and a loading entrances to the rear.
ACCOMMODATION:	92.90 Sq.m / 1000 Sq.ft Eaves Height: 3.919m
USE:	Light industrial or office use.
SERVICES:	Mains water, electricity, and drainage serve the unit.
TENANCY TERMS:	The property is offered on a 6 year lease subject to a rent review at the end of the third year of the term. The tenant is responsible for internal repair and decoration of the building, including personnel and roller shutter doors.
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: £8,000 Rent Deposit: equivalent to 3 months' rent Rateable Value: £6,000 Rates Payable: TBC</p> <p><i>The ingoing tenant will be responsible for the landlords legal and surveyor fees.</i></p>
VIEWING:	For viewing and further information, please contact: Property Services Tel. No: (01553) 616266 Email: propertyenquiries@west-norfolk.gov.uk