

Property Services

Borough Council of
King's Lynn &
West Norfolk



To Let

Unit E, Sovereign Way, Trafalgar Industrial Estate, PE38 9SW



- 116.12 Sq.m (1,250 Sq. Ft)
- Industrial/Storage

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.

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 benefits from a mainline railway station linking Downham Market with King's Lynn, Cambridge, 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:	Total gross floor area = 116.12 m ² (1,250 Sq. Ft.)
USE:	E(g), B2 and B8 / Light industrial or office use
SERVICES:	Mains water, electricity, and drainage serve the unit.
EPC	Energy Rating E.
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. The landlord is responsible for the maintenance of exterior structure, communal areas including landscaping for which a service charge will be levied.
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>Asking Rent: £10,000 + VAT per annum Rent Deposit: 3 months minimum Rateable Value: £7,000 (From 1 April 2023 to present) Rates Payable: £3,493 pa (Small Business Rate Multiplier)</p> <p>Must be noted that any incoming tenant may benefit from small business rates relief, please contact NNDR via the following email address where you can make further enquiries Revenues.NNDR@West-Norfolk.gov.uk</p> <p><i>A guarantor to the Lease may be required depending on circumstances. The ingoing Tenant to pay Council's reasonable legal/Surveyor fees.</i></p>
VIEWING:	For viewing and further information, please contact: Property Services Tel. No: (01553) 616266 Email: propertyenquiries@west-norfolk.gov.uk Charlotte.Castell-Smith@west-norfolk.gov.uk