



Indicative Design Only and Subject to Any Necessary Permission / Consents

ARCHI-VIS STUDIO

Phase 2 Tansley Business Park  
Campbells Meadow, King's Lynn, PE30 4PY

BROWN & CO

Phase 1

Phase 2

## Phase 2, Campbells Meadow, King's Lynn PE30 4YN

Available For Sale or To Let - Completion Summer 2026

Built to High Specification

Internal Clear Height 6m

Ability to Combine Units/Add Mezzanine

Floor Loading 5KN m2

Consent for Class E uses (Other than Retail)

From £195,000 or £12,000 pax



### INTRODUCTION

A further development by Hardwick Land Developments following the successful completion of Phase 1 Tansley Business Park and are bringing a further 7 brand-new business units to the market, with construction completing summer 2026.

### LOCATION

The site is located close by Campbells Meadow Retail Park and adjacent to Campbells Business Park. The Pierpoint Retail Park can be easily accessed from the site along with the main Hardwick industrial estate. Nearby occupiers include Tesco, Thurlow Nunn Vauxhall & Peugeot, Lexus and Steven Eagell Toyota, Halfords, and McDonalds. King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1 hour 40 minutes approximately) and established port trade.

### DESCRIPTION

Units are of steel portal frame construction and will be finished in Goosewing Grey insulated cladding with flashing and water goods

in anthracite. The units will come with 3 allocated parking spaces. Internally, there will be a power floated concrete floor with point load capacity up to 5KN m2 and an eaves height of 6m, allowing the ability to install mezzanine floors. The units shall be offered in shell condition with distribution board installed, basic LED lighting, 3kw solar panels and fire alarm. Other services will be capped in the unit.

The units benefit from Use Classes B2, and all uses within Class E, save for E(a). Some examples of potential uses include Offices, Financial and Professional services, Clinics, Gyms and R&D of products.

### ACCOMMODATION

The property has the following (approximate) gross internal floor area:

Unit 1: 79.5 sqm (856 sqft)  
Unit 2: 79.5 sqm (856 sqft)  
Unit 3: 79.5 sqm (856 sqft)  
Unit 4: 79.5 sqm (856 sqft)  
Unit 5: 79.5 sqm (856 sqft)  
Unit 6: 79.5 sqm (856 sqft)  
Unit 7: 79.5 sqm (856 sqft)

Overall: 556.5 sqm (5990 sqft)

### SERVICES

Mains water, 3-phase electrical supply. Drainage via on-site treatment plant. BT ducting shall be installed. Interested parties should arrange for their own testing to ensure these are in working order.

### SERVICE CHARGE

Service charge payable in respect of the Tesco Access Road and Communal Areas of Tansley Business Park. Budgets available upon request.

### VAT

VAT will be charged upon the rent/sale price.

### TERMS

The units are offered for sale freehold with vacant possession or leasehold on terms to be agreed.

### EPC

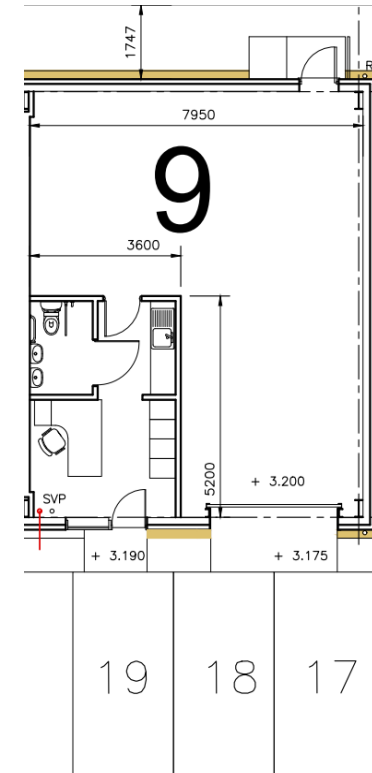
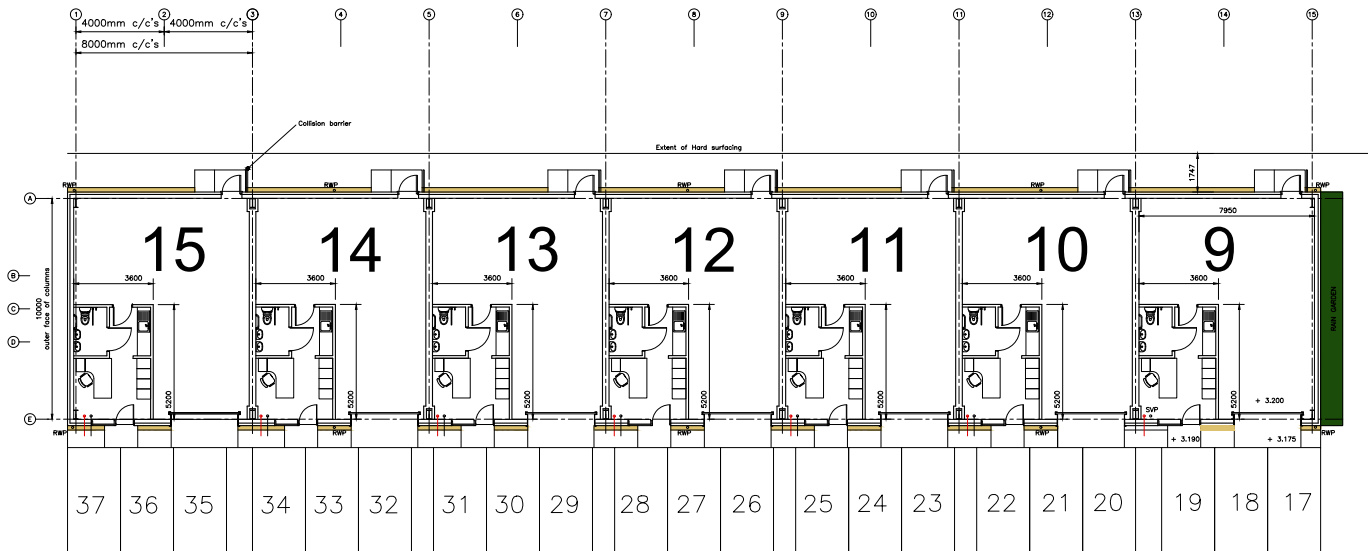
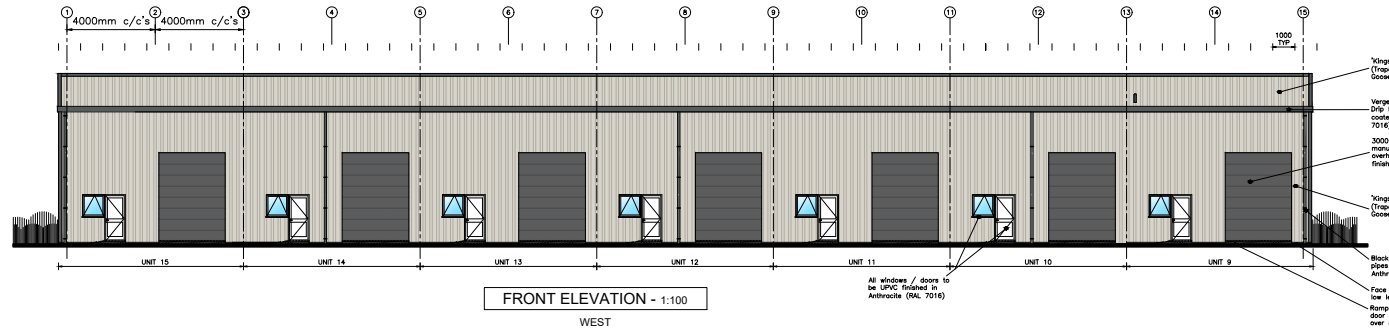
EPC will be provided once units have achieved practical completion.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent. For further information or to arrange a viewing please contact:

Alex Brown  
T: 01553 778068  
Alex.Brown@brown-co.com

# Proposed Plans and Elevations



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