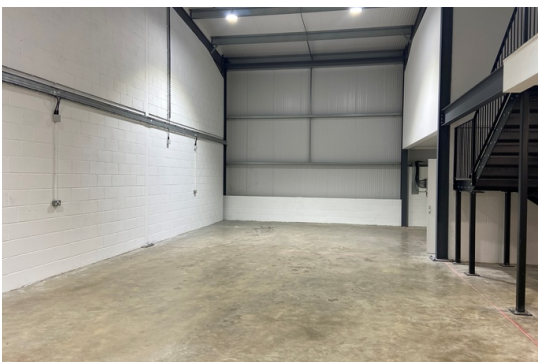




## UNIT 4 CREAKE BUSINESS PARK, THE COMMON, NR21 9JB

### FLEXIBLE COMMERCIAL SPACE

- Virtually Brand New Unit
- Part of Modern, Good Quality Development
- Well Located between Fakenham and Burnham Market
- Secure Concrete Yard

**£28,500 P.A.X. LEASEHOLD | 3,014 SqFt (280 sqm)**

#### Alex Brown

Brown&Co

M: 07989 999574

E : Alex.Brown@brown-co.com

#### Ruby Goodchild

Brown&Co

M: 07867 140216

E : Ruby.Goodchild@brown-co.com

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

T 01553 770771 | E kingslynncommercial@brown-co.com

**BROWN & CO**

## LOCATION

The property is situated on Creake Business Park, a modern development surrounded by picturesque countryside of 10 high-quality office and light industrial units. The development occupies a strategic commercial location 3 miles off the A148 between Fakenham and Burnham Market. The property is 5 miles from Burnham Market and 3 miles from Fakenham.

The estate is now established with occupiers including Spice Building, Nola Fitness, Pat Johnson Paint and Body Repairs, Motorworks Norfolk and Summit Sports & Classics.

## DESCRIPTION

The property comprises a modern industrial unit constructed in 2020. The building is of steel portal frame construction with profiled steel sheet cladding to all elevations and roof.

Internally, the ground floor accommodation comprises a warehouse with a power floated concrete floor with an electric up and over doors and roof lights. There are W/C and kitchen facilities located on the ground floor. A mezzanine floor has been installed providing additional fitted office accommodation with a meeting room and break out space, benefiting from sensor-controlled LED lighting and heating/cooling units. Eaves height extends to 5.2m and door measurements are 3.8m by 4.01m.

Externally, the property benefits from a enclosed concreted courtyard.

## ACCOMMODATION

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

| Description | Sqft  | Sqm |
|-------------|-------|-----|
| Warehouse   | 2,153 | 200 |
| First Floor | 861   | 80  |
| Total GIA   | 3,014 | 280 |

Please note measurements are approximate and taken from plans.

## SERVICES

Mains water, electricity, gas and private drainage system are connected.

## SERVICE CHARGE

A service charge of £1,663.96 per annum (excluding VAT) is applicable which covers annual roller door service, sewage and water treatment, gutter and cladding cleaning, building insurance and site landscaping.

## BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of small business rates relief.

Rateable Value 1 April 2026: £16,500

Rates Payable 1 April 2026: £7,128

## LEASE & RENTAL TERMS

The property is offered for lease on terms to be agreed.

## EPC

The property has an EPC rating of A.

## VAT

It is understood that VAT is applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the letting.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown  
07898 999574  
Alex.Brown@brown-co.com

Ruby Goodchild  
07867 140216  
Ruby.Goodchild@brown-co.com



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated