



4 - 5 TANSLEY BUSINESS PARK, CAMPBELLS MEADOW, KING'S LYNN PE30 4ZT

RARE FREEHOLD INDUSTRIAL OPPORTUNITY

- Virtually Brand-New Industrial Unit with Offices and Yard
- Well Located on Campbells Meadow
- Part of Modern, Good Quality Development
- Appeals to Owner Occupier or Investors

£525,000 GUIDE PRICE | 249.72 Sqm (2,688 sqft)

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LOCATION

The property is situated on Tansley Business Park, a modern development of high-quality office, light industrial and industrial units. The scheme occupies a strategic commercial location adjacent to Campbells Business Park and close to Campbells Meadow Retail Park.

The property benefits from excellent access to the town's principal commercial areas, including Pierpoint Retail Park and the established Hardwick Industrial Estate. Nearby occupiers include Tesco, Steven Eagell Toyota, Lexus, Thurlow Nunn Vauxhall and Peugeot, Halfords and McDonald's, amongst others. King's Lynn is an important sub-regional centre and historic port and market town located on the southern shores of The Wash. The town has a population of approximately 48,000 and serves as the administrative centre for the Borough of King's Lynn and West Norfolk.

The town benefits from strong transport links, with road communications provided via the A10, A17, A47 and A148/A149. King's Lynn also benefits from a mainline rail connection to London King's Cross, with journey times of approximately 1 hour 40 minutes, together with an established commercial port.

DESCRIPTION

The property comprises Units 4 & 5, a modern industrial unit constructed in 2025. The building is of steel portal frame construction with profiled steel sheet cladding to all elevations and roof. A 3kW solar panel installation is fitted to the front elevation.

The ground floor accommodation provides a reception/lobby area, office, kitchen facility and WC, together with a small, partitioned storage area to the rear. A mezzanine floor has been installed to provide additional fitted office accommodation, benefiting from perimeter trunking, sensor-controlled LED lighting and heating/cooling units. The remainder of the accommodation comprises open-plan warehouse space with a minimum eaves height of 5.47 metres, a power-floated concrete floor and LED lighting throughout.

Externally, the property benefits from three allocated parking spaces, with additional communal parking available within the estate.

ACCOMMODATION

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

Description	Sqft	Sqm
Ground floor warehouse	2,027	188
First Floor Offices	6661	61.40
Total GIA	2,588	249.71

IMPORTANT NOTICES

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SERVICES

The property is connected to mains electricity (three-phase), water and has a private sewage treatment plant.

SERVICE CHARGE

Service charge will be applicable.

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 transitional relief.

TERMS

The property is offered for sale freehold with vacant possession.

EPC

The property has an EPC rating of A

VAT

VAT will be charged upon the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale

VIEWING AND FURTHER INFORMATION

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

AGENT

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