



5 & 7 Peterborough Road, King's Lynn PE30 5FQ  
King's Lynn Enterprise Park

**BROWN & CO**



5 & 7 Peterborough Road, King's Lynn PE30 5FQ, King's Lynn Enterprise Park

Light Industrial Units

Each Unit To Let at £91,000 P.A.X

- Built to a High Specification
- Highly Prominent Location
- On the New King's Lynn Enterprise Park
- Ample Parking with Secure Yard to the Rear

Each 937.94 sqm (10,096 sqft)



**LOCATION**

King's Lynn, West Norfolk is located 36 miles northeast of Peterborough, 44 miles north-east of Cambridge, 44 miles west of Norwich, and 98 miles north of London. The King's Lynn Enterprise Park's location is south of the town. It offers easy access to key transport corridors along the A47, A10, and A17, acting as a gateway to Norfolk, Cambridge, and the Midlands. A direct hourly rail service to London operates from King's Lynn train station. The Port of King's Lynn offers dock handling facilities giving access to northern European and Scandinavian markets. The King's Lynn Enterprise Park currently accommodates the King's Lynn Innovation Centre, a brand-new NHS Medical Centre, and a first phase of industrial and office development. The site is within close proximity to the Hardwick Industrial Estate, Horsley Fields, and Southgate's Roundabout with Kellar Place development (Starbucks, Travelodge and Gatehouse). A number of national and international retailers are located across the various Hardwick Retail Parks.

**DESCRIPTION**

The King's Lynn Enterprise Park is an ambitious development designed to attract high quality employers to King's Lynn. Planning consent has been granted for a maximum of 56 units comprised of a mixture of general industrial, light industrial and offices. 5-7 Peterborough Road is an example of the high standard of build

provided by the Borough Council of King's Lynn & West Norfolk. The properties each provide a gross internal area of approximately 937.94m<sup>2</sup> (10,096 ft<sup>2</sup>). They each include generous Grade A ground and first floor office accommodation with a large, glazed entrance lobby, W/Cs (with shower), kitchen facilities and a lift. Furthermore, the industrial unit element comprises a power-floated concrete floor, with integrated plant room, twin double-height highspeed up-and-over doors, LED lighting and a minimum eaves height of 6.8m. Externally, the properties have generous concrete yard and parking areas which wrap around the building. The units can also be combined to create one larger building.

**ACCOMMODATION**

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

| DESCRIPTION        | Sqm      | Sqft   |
|--------------------|----------|--------|
| Unit 5             | 937.94   | 10,096 |
| Unit 7             | 937.94   | 10,096 |
| Inc kitchen & W/Cs |          |        |
| Overall            | 1,875.88 | 20,192 |

**SERVICES**

All main services, including 3-phase electrical supply and super fast broadband.

**BUSINESS RATES**

The current Business rates apply to both units. Rateable Value: £155,000 / Rates Payable: £86,025

**LEASE & RENTAL TERMS**

5 Peterborough Road is available leasehold at a rent of £91,000 pax. 7 Peterborough Road is available leasehold at a rent of £91,000 pax. The surrounding plots are available from £375,000 per acre.

**EPC**

Unit 5 has an EPC rating of B  
Unit 7 has an EPC rating of B

**VAT**

VAT will be charged on the rent.

**LEGAL COSTS**

The incoming tenant will be responsible for reasonable legal and surveyor costs incurred in this transaction.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown / Alison Richardson

T: 01553 778068

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