



## UNIT 1 SEVEN GABLES COURT, HARDWICK INDUSTRIAL ESTATE

KING'S LYNN PE30 4JL

End Terrace Industrial Unit

- Well Located Corner Position
- Communal Parking to the Front
- Rear Access for Loading / Unloading
- Suitable for a Variety of Uses (Subject to Planning)

**£17,000 P.A.X. | 211.07 sqm (2,272 sqft)**

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## LOCATION

The Hardwick Estate is an important commercial location and supports a wide range of retail, trade counter and industrial/warehouse/production uses. The property is situated on Oldmedow Road and benefits from easy access from Hansa Road or Scania Way and is in close proximity to both Booker Wholesale and large B&Q store.

The property is located just off the junction of Hansa Road and Oldmedow Road.

## DESCRIPTION

Unit 1 comprises an end terrace commercial building and forms part of the Seven Gables Court Estate. The property is of steel portal frame construction, with profiled steel cladding roof and rear elevation, side and front elevations are brick black. Internally and to the front, the property has reception area, offices and W/Cs. Beyond that there is further space for office or storage with kitchen facility. At the rear there is an open warehouse with min eaves of 3m and apex of 4.93m and a rear roller shutter door.

Communal parking is available to the front, and rear access for loading and unloading.

The property is covered by Class E, B2 and B8 uses.

## ACCOMMODATION

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

Description	Sqm	Sqft
Warehouse	211.07	2,272
Inc Office and W/Cs		
Overall	211.07	2,272

## SERVICES

We understand the property is connected to mains electricity (3-phase), water and drainage.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## 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.

Ratable value: £13,500

Rates payable: £6,736.50

## LEASE & RENTAL TERMS

The property is offered to let on a new lease for a minimum term of 3 years or multiples thereof with the tenant responsible for internal repairs and the landlord responsible for the structure and external areas.

The tenant will reimburse the landlord via a service charge for all the landlords costs incurred in the upkeep of the unit and the estate.

## EPC

The property has an EPC rating of E

## 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.

## SERVICE CHARGE

A service charge (estimate £130 + VAT per month) and CCTV (TBC) charge are applicable to this property.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown or Alison Richardson

Tel: 01553 778068

alex.brown@brown-co.com / alison.richardson@brown-co.com



## IMPORTANT NOTICES

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