



2 BRYGGEN ROAD, NORTH LYNN IND EST, KINGS LYNN PE30 2HZ

LIGHT INDUSTRIAL UNIT WITH OFFICES

- Established Industrial Location
- Suitable for a Variety of Uses (STP)
- Front Forecourt Communal Parking
- Rear Loading Bay

£19,000 P.A.X. LEASEHOLD | 2,544 Sqft (236.25 sqm)

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LOCATION

Unit 2 Bryggen Road is prominently situated on the North Lynn Industrial Estate, King's Lynn. The estate comprises 8 terraced industrial units providing a good quality business environment, which is situated approximately 1.5 miles north of King's Lynn town centre. Other nearby occupiers on the estate include King's Lynn Audi, King's Lynn Volkswagen, Bepak and Williams Refrigeration.

Office developments such as the North Lynn Business Village and Regis Place are located nearby. 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 48,000 and is the administrative centre for West Norfolk.

Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline service to London Kings Cross (1 hour 40 minutes) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

The property comprises a mid terrace industrial unit of steel portal frame construction with part brick, part profiled insulated steel sheet cladding and profiled steel sheet roof

Internally, the workshop is open plan with a painted concrete floor with offices and W/Cs to the front. There is roller shutter door and loading area to the rear of the property with forecourt communal parking.

ACCOMMODATION

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

Description	Sqft	Sqm
Warehouse	2,544	236.25
Total NIA	2,544	236.25

SERVICES

We understand that a mains gas supply, electricity (3 phase), drainage and water are connected to the property. We have not carried out tests of any of the services or appliance and interested parties should arrange their own test to ensure these are in working order.

SERVICE CHARGE

There is a service charge in place for the maintenance of the estate.

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.

Rateable Value 1 April 2026: £19,000

Rates Payable 2026: £8,208

LEASE & RENTAL TERMS

The property is offered to let on an effective full repairing and insuring lease for a term to be agreed. The landlord will be responsible for the structure of the property and communal areas of the estate for which a service charge will be levied.

EPC

The property has an EPC rating of D.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

The incoming tenant will be responsible for reasonable legal 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:

Brown&Co King's Lynn

Alex Brown

07989 999574

Alex.Brown@brown-co.com



IMPORTANT NOTICES

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