



Unit 58 Oldmedow Road, Hardwick Industrial Estate
King's Lynn PE30 4LA

BROWN & CO



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Prominent Location

Detached Building

Trade Counter / Warehouse

Good Quality Accommodation

Large Mezzanine

Guide Rent - ROA



LOCATION

The property is located on the junction of Oldmedow Road, Hardwick Industrial Estate and benefits from a prominent position on the estate. The Hardwick Industrial Estate is the premier location in King's Lynn and lies close by Sainsbury and Tesco Superstores and international production and manufacturers.

The property is located opposite to A Reeve Performance and Lynnstar Distribution, and nearby a number of national trader counter operators including Screwfix, Denmans Electrical Supplies, Edmunsons Electrical and Timber Services. The property is conveniently located nearby the A47, A10 and A17 and is only 1km away from the main Hardwick Roundabout.

DESCRIPTION

Unit 58 comprises a detached steel portal frame building with insulated profiled steel sheet cladding with rear warehouse extension, the overall site extends to 0.6 acres.

Extensive work has been carried in the building over a 15-year period and has included the construction of a large trade counter / sales area with offices behind and to the side, first floor offices and an extensive storage mezzanine in the main warehouse. There is an additional warehousing beyond the main warehouse which has a

roller shutter door either side of the building. W/Cs are located on the ground floor adjacent to the trade counter.

Eaves height in the main warehouse extends to 5.6m and 3.73m in the rear warehouse.

In 2010, the planning use class was changed from B2 to a mix use (Sui Generis) comprising: retail, office, showroom, assembly of hydraulic hoses and storage accommodation. The property is suitable for a variety of uses subject to the necessary consents.

ACCOMMODATION

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

Description	Sqm	Sqft
Ground Floor	972.22	10,465
First Floor & Storage Mezzanine	751.02	8,084
Overall GIA	1,723.24	18,549

SERVICES

We understand that a mains gas supply, three-phase electricity,

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.

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 from 1 April 2026: £73,000

Current Rateable Value 25/26: £55,000

Current Rates Payable 25/26: £30,525.00

LEASE & RENTAL TERMS

The property is offered to let on a full repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC rating of B.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

The incoming tenant shall be liable to pay the Landlords reasonable legal and surveyor fees incurred in the transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown

T: 01553 778068

E: Alex.Brown@brown-co.com



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