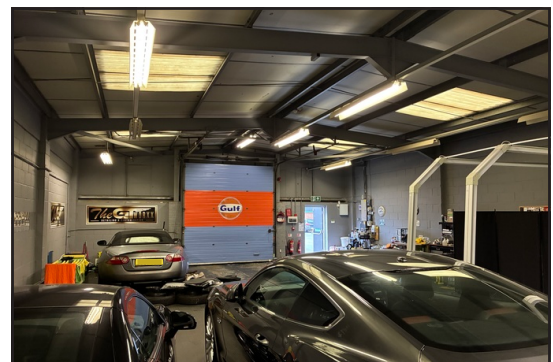




44 BERGEN WAY, NORTH LYNN INDUSTRIAL ESTATE

KING'S LYNN PE30 2JG

Industrial / Warehouse Premises

- Former Showroom / Workshop
- With Front Forecourt Parking
- Situated on Popular North Lynn Industrial Est.
- Suitable for a Variety of Uses (Subject to Planning)

Alex Brown

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£15,500 P.A.X. | 186.9 sqm (2,012 sqft)

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

T 01553 778068 | E kingslynncommercial@brown-co.com

BROWN & CO

LOCATION

Unit 44 Bergen Way is prominently situated on the North Lynn Industrial Estate, King's Lynn. The estate is modern providing a high-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 42,000 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 former car detailing workshop of steel portal frame construction with part brick, part profiled insulated steel sheet cladding and profiled steel sheet roof. Minimum eaves height extends to 3.26m.

Internally, the workshop is open plan with concrete floor with offices, store and W/Cs to the rear. There is roller shutter door to the front with front forecourt for parking / loading.

Property will be available from June 2026.

ACCOMMODATION

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

Description	Sqm	Sqft
Warehouse Area	186.9	2,012
Overall GIA	186.9	2,012

SERVICES

We understand that a mains gas supply, 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 1 April 2026: £12,500

Current Rateable Value (1 April 2023 to present): £11,250

Current Rates Payable 25/26: £5,613.75

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 and surveyor costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

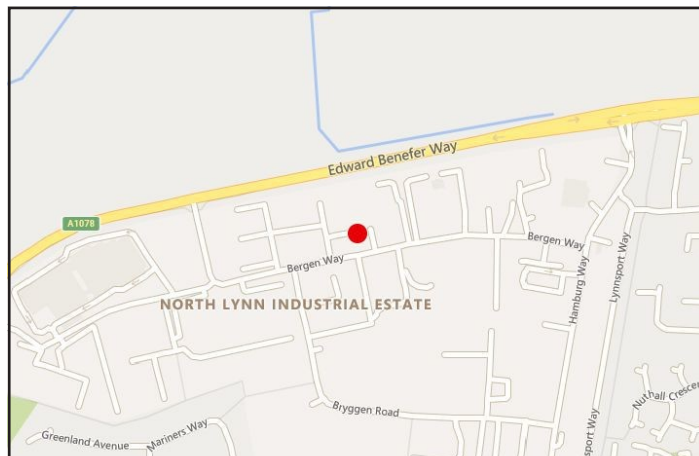
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown

T: 01553 778068

E: Alex.Brown@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.02/02/2026

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