



2A ST ANDREWS COURT, ROLLESBY ROAD, KING'S LYNN PE30 4LS

WELL LOCATED TRADE COUNTER UNIT

- Located on King's Lynn's largest Industrial Estate
- Ample parking to the front with rear servicing
- Internal clear height of 5 m / 16 ft
- Access to all main routes (A47, A10, A17, A148/A149) via the Hardwick Roundabout

Alison Richardson

T: 01553 778068

E : Alison.Richardson@brown-co.com

£19,000 P.A.X. | 248.5 sqm (2,675 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

The property is located on the St Andrews Court development of Rollesby Road on the Hardwick Industrial Estate - King's Lynn's largest Industrial Estate.

The Hardwick Industrial Estate is King's Lynn's premier industrial estate supporting many national, international and local businesses including Mars UK, Hayley Dexis, Sensient, Foster Refrigeration, EAIS, CCL Decorative Sleeves as well as most major trade counter operations and the retail motor trade.

The estate is close to the Hardwick Roundabout giving access to all major routes (A47 Norwich/Peterborough, A17 Newark/The North, A10 Cambridge/M11 and the A148/A149. The town centre is only 2 miles away.

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 47,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

Unit 2A comprises a mid-terraced flush panel design with external frame and has an internal clear height of approximately 5 metres/16 ft. There is a large folding panel up and over door, separate front personnel door and ground and first floor window units providing good natural light, cloakroom and kitchen block.

ACCOMMODATION

The property has the following (approximate) net internal area:

Description	Sqm	Sqft
Total NIA	248.5	2,675

SERVICES

Mains 3 phase electricity, water, gas and drainage are connected.

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.

Rateable Value 2026/27: £19,000

Rates Payable 2026/27 estimated at: £8,208.00

LEASE & RENTAL TERMS

The property is offered to let on a full repairing and insuring lease for a minimum term of 3 years or multiples thereof.

Please note that any lease is subject to a satisfactory credit reference check.

EPC

The property has an EPC rating of C.

VAT

VAT is applicable to rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

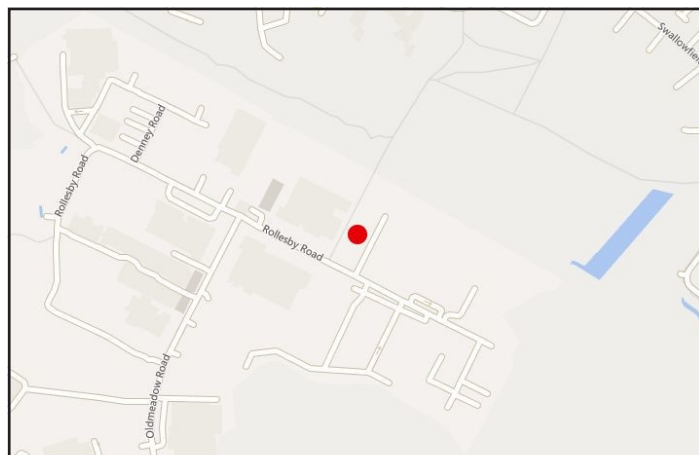
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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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 others 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 OC302092.19/08/2026

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