



MAPLE ROAD, SADDLEBOW, KING'S LYNN PE34 3AH

DOUBLE FRONTED BUSINESS UNIT

- Twin Workshops / Stores with Ancillary to the Rear
- Allocated Parking Spaces to the Front
- Suitable for a variety of uses (subject to Landlords approval / Planning)

Alison Richardson

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£18,500 P.A.X. | 324.41 sqm (3,492 sqft)

King's Lynn

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

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LOCATION

The property is situated on the busy Saddlebow Industrial Estate, an area of mixed industrial uses with nearby occupiers including Jewson builders merchants and Ford and Slater (Daf) in addition to many local businesses.

The Saddlebow Estate offers good road links to the nearby A47 (Birmingham to Yarmouth) which then gives access to the Hardwick roundabout A10/A148/A149.

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 rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

The unit is in a prominent position on Maple Road the main thoroughfare onto the busy Saddlebow Industrial Estate. The property currently comprises two good sized workshop/stores (one with roller shutter access) with ancillary space (cloakrooms, kitchen, storerooms and office) to the rear of the unit.

Directions

From the Agents office head out of town along London Road. On reaching the Southgates roundabout take the 3rd exit along Nar Ouse Way. On reaching the Saddlebow roundabout take the 2nd exit. The entrance to the estate (Maple Road) can be found less than a mile along on the right hand side.

ACCOMMODATION

The property has the following (approximate) net internal floor areas:

Description	Sqm	Sqft
Workshop / Store Rhs	142.6	1,535
Workshop / Store Lhs	139.9	1,506
Ancillary	41.9	451
Total	424.4	3,492

SERVICES

Mains water, electricity 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.

Please note that the property will need to be reassessed on occupation.

LEASE & RENTAL TERMS

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

EPC

EPC rating of E expiring August 2035.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

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

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

VIEWING AND FURTHER INFORMATION

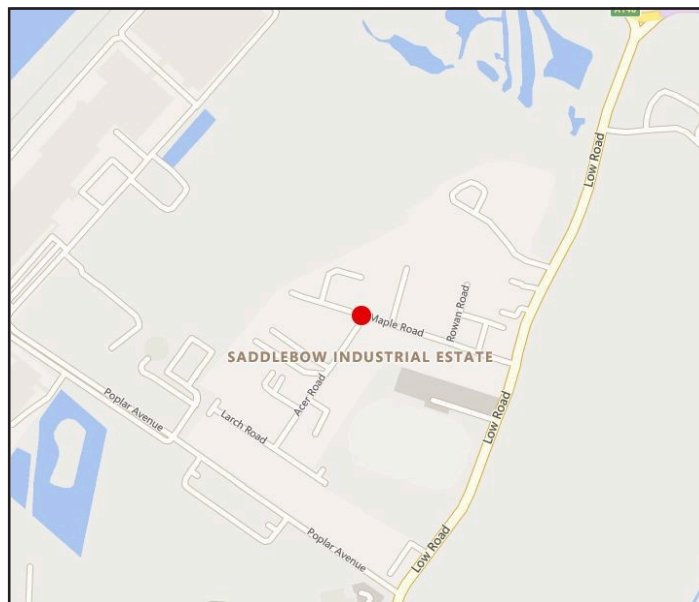
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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Tel: 01553 778068

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IMPORTANT NOTICES

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