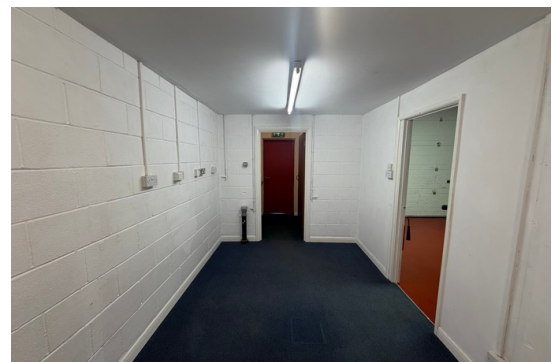




3 ENTERPRISE WAY, HARDWICK NARROWS, KING'S LYNN PE30 4LJ

LIGHT INDUSTRIAL UNIT WITH PARTITIONED OFFICE TO LET

- Established Industrial Location
- Small Starter Unit
- Class E, B2 and B8 Uses
- Flexible Lease

£6,250 PAX 500 SQFT / 46.42 SQM

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King's Lynn

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BROWN & CO

LOCATION

The unit is situated on Enterprise Way, Hardwick Narrows Industrial Estate and forms part of a 19 unit estate. Nearby occupiers including Motor Car Direct, Stebbings Car Supermarket, Robinsons Mercedes, Travis Perkins Builders Merchants and Whittings Accountants.

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 property comprises a end terrace light industrial unit with partitioned office of solid brick construction and steel profiled mono-pitched roof, which is internally lined. There is a up and over door to the front of the warehouse and a pedestrian door leading to w/c and office.

There is a loading and parking bay to the front of the property.

ACCOMMODATION

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

Description	Sqft	Sqm
Total GIA	500 sqft	46.42 sqm

SERVICES

Mains water electricity and drainage are connected to the property. 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

The property may benefit from Small Business Rates Relief which may reduce the rates payable. Please contact the Local Authority for more information.

Rateable Value from 1 April 2026
£4,450. Rates Payable £0

SERVICE CHARGE

Service charge is applicable.

LEASE & RENTAL TERMS

The property is offered to let on a new internal repairing lease for a term to be agreed.

EPC

The property has an EPC rating of E

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.

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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Ruby Goodchild

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