



36 Oldmedow Road, Hardwick Industrial Estate, King's Lynn
PE30 4JJ

BROWN & CO



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To Let / May Sell

GUIDE PRICE - £137,000 pax

- Well Located Frontage Position
- Large Warehouse / Production Facility with Offices
- Approx 2 acre site
- Rear Yard



LOCATION

The property is located on the junction of Oldmedow Road and Scania Way on the Hardwick Industrial Estate and benefits from excellent frontage to both main industrial roadways. 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. Scania Way supports a number of retail motor outlets. The newly developed Berol Court Trade Counter units (located opposite on Scania Way) are occupied by Medlock Electrical Distributors, Edmundsons Electrical and Little Sharks Soft Play. On Oldmedow Road, the property located opposite Screwfix, Denmans Electrical Supplies and the adjacent Timber Services. The property is conveniently located nearby the A47, A10 and A17 and is only 0.5km away from the main Hardwick Roundabout.

DESCRIPTION

The property comprises a large four bay detached industrial / warehouse premises of steel portal frame construction with insulated profiled steel sheet cladding situated on a site of nearly 2 acres (1.99 acres). The warehouse has a painted concrete floor, fluorescent tube lighting and gas heaters throughout. Single storey office accommodation is to the front and includes W/C's, complete with powder coated aluminium double-glazed windows and an aluminium framed powder coated entrance lobby. Canteen / kitchen facilities are within the main warehouse.

The property has two separate car parking areas, one with access from

Oldmedow Road and the other from Scania Way with gravelled yard beyond. The main warehouse has three up and over doors (all approx. 4m wide by 3.06m high) providing access from three sides of the building (rear yard, Scania Way and Oldmedow Road).

Access of sufficient width will need to be retained along the southern boundary for Internal Drainage Board access to the Pierpoint Drain. There is an electrical sub-station on the site and therefore access will be required for UK Power Networks.

ACCOMMODATION

The property provides the following gross internal area:

DESCRIPTION	Sqm	Sqft
Main Warehouse	2,958.84	31,849
Front Offices	225.42	2,426
TOTAL	3,184.26	34,275

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 on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

RV £89,500 (1 April 2023 to present). Rates Payable £48,867.

LEASE & RENTAL TERMS

The property is offered to be let on effective full repairing and insuring to be agreed, however the Landlord may consider a sale.

EPC

The property has a rating of D.

VAT

VAT will be charged on the rent.

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 only with the letting agents:
For further information or to arrange a viewing please contact:

AGENT

Alex Brown or Alison Richardson

M: 07989 999574

T: 01553 778068

E : Alex.Brown@brown-co.com or Alison.Richardson@brown-co.com



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