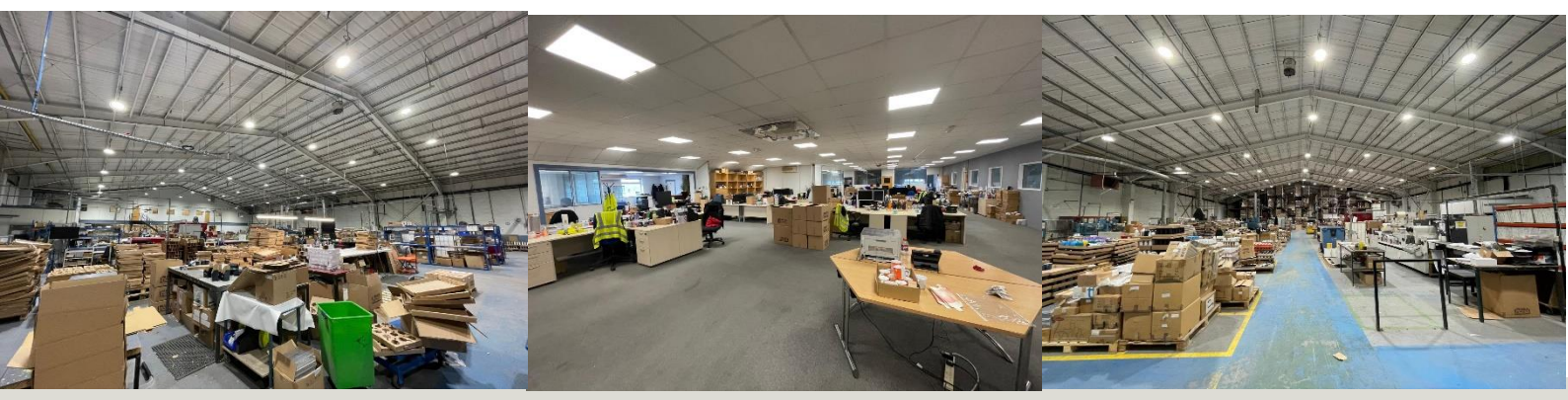


24 Rollesby Road, Kings Lynn

Write a description for your map.

Legend

- 24 Rollesby Roa, Kings Lynn
- Feature 1
- Feature 2



24 Rollesby Road, Hardwick Industrial Estate, King's Lynn PE30 4LS

TO LET £160,000 pax

Well Located Factory/Warehouse Premises

- Clear Span/Uninterrupted Floor Space
- High Quality Open Plan Offices
- Extensive Yard/Circulation Space
- Generous Power Supply

3,480.8 sqm (37,358 sqft)

John Weston
Brown&Co Kings Lynn
01553 778068
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Property and Business Consultants
brown-co.com

Location

The property is located on the northern side of Rollesby Road on the Hardwick Industrial Estate next to the pedestrian/bicycle bridge through to Fairstead. The Hardwick Industrial Estate is King's Lynn's premier industrial estate supporting many national, international and local businesses including Mars UK, Sealskinz, Sensient, Foster Refrigeration, ExaClair, 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 2 miles away.

Directions

From the Hardwick Roundabout, proceed along Hardwick Road and turn right onto Scania Way at the first traffic lights, take the first exit at the Sainsbury's roundabout and proceed to Oldmedow Road. Turn right and continue to the Rollesby Road junction and the property is 200 meters away on the righthand side.

Description

Unit 24 comprises a detached clear span steel portal frame building or brick construction with c. 6m eaves height, and two storey front offices and welfare facilities. Internally, there are additional open plan offices at mezzanine level overlooking the production area which benefits from an extensive three phase electrical fit out. There are service doors to the rear and side loading bay.

Externally, there is dedicated parking to the front of the offices with separate service gates into the yard to the side. There is an extensive concrete yard to the side of the building which continues across the rear incorporating an electricity sub-station. In addition, there is a further hardcore yard area and the entire is enclosed by galvanised steel palisade perimeter fencing.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor Welfare & Ancillary	172.4	1,856
Warehouse/Production (Inc Production area under mezzanine)	2,483.1 (352.7)	26,728 (3,796)
First Floor Open Plan Office & Welfare Facilities	525.1	5,652
Side Loading Bay	253.6	2,730
Mezzanine	46.6	502
Overall	3,480.8	37,538

(Demountable lab building to rear of production area with mezzanine over – 161.83 sqm (1,742 sqft))

Site Area: 0.67 Hectares (1.65 Acres)

Services

Mains water, drainage, gas and 3 phase electricity 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/Purchasers are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£120,000
Rates payable for 2024/2025	£65,520

Terms

The property is offered to let on a new 10 year full insuring and repairing lease with provisions for rent review at the end of the fifth year.

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

The freehold may be available POA.

VAT

VAT will be charged upon the rent.

Legal Costs

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

EPC

The property has a rating of C.

Viewing

Strictly by appointment with the letting agent:-

John Weston

Brown&Co Kings Lynn Office
01553 778068
John.weston@brown-co.com

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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 Single 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 George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. July 11, 2024