

TO LET - NEW COMMERCIAL DEVELOPMENT

approx 43,000 sq ft **PRIME LOCATION**



Berol Park



HARDWICK TRADING ESTATE, KING'S LYNN, NORFOLK

Unit 7

4800 sf / 446sm

NOW AVAILABLE

- Suit Trade retail, Hi-tech Industrial or Office user
- Approx 43,000 sq ft
- High visibility , prominent corner site
- Extensive parking
- Potential for first floor/mezzanine

RENT: £10 per sq.ft.

"Berol Park"

Corner site

Oldmedow Road & Scania Way

Hardwick Trading Estate

King's Lynn

Norfolk PE30 4JJ

Folio: B/473tc

"Berol Park", Oldmedow Road & Scania Way, Hardwick Trading Estate, King's Lynn, Norfolk PE30 4JJ

Location

Hardwick Narrows Trading Estate is one of the prime commercial estates in King's Lynn situated on the southern edge of the town. It is within easy access of all the main trunk roads for the region including the A10, A47 and A17. There are a wide range of occupiers on the estate which has seen extensive growth and redevelopment in recent years.

Description

A new commercial development on the formal Berol site with majority new build and part refurbished existing buildings. (Subject to planning)

Accommodation

The site plan attached gives proposed layout of the new buildings together with areas.

Service Charge

There will be a service charge payable covering usual maintenance etc of common parts of the development.

Lease Terms

The premises are available to let on a new lease for a term of 10 years, rent reviews every 5 years with tenant fully repairing and insuring covenant (FRI)

Rent

From £10 per sq.ft.

Subject to use and final specification / build.

(Note: 3 month's rent payable upon commencement).

Unit 7: £25,000 pa

VAT

The rent is quoted net of VAT, if applicable.

Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

Availability

Please see attached Schedule of Accommodation and check with the Agents.

Drawings

All site plans and elevation drawings are indicative only and subject to planning and final build.



Berol Park

EPC TBA

IMPORTANT NOTE

Messrs. LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that

(i) the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract (ii) no person in the employment of Messrs. LANDLES has any authority to make or give any representation or warranty whatever in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels garden furniture statuary equipment or fittings etc is excluded from the sale whether appearing in images or not.

LANDLES

Sales Lettings Valuations
COMMERCIAL PROPERTY

Since 1856

Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

e: sales@landles.co.uk

w: www.landles.co.uk

"Berol Park", Oldmedow Road & Scania Way,
Hardwick Trading Estate, King's Lynn, Norfolk PE30 4JJ

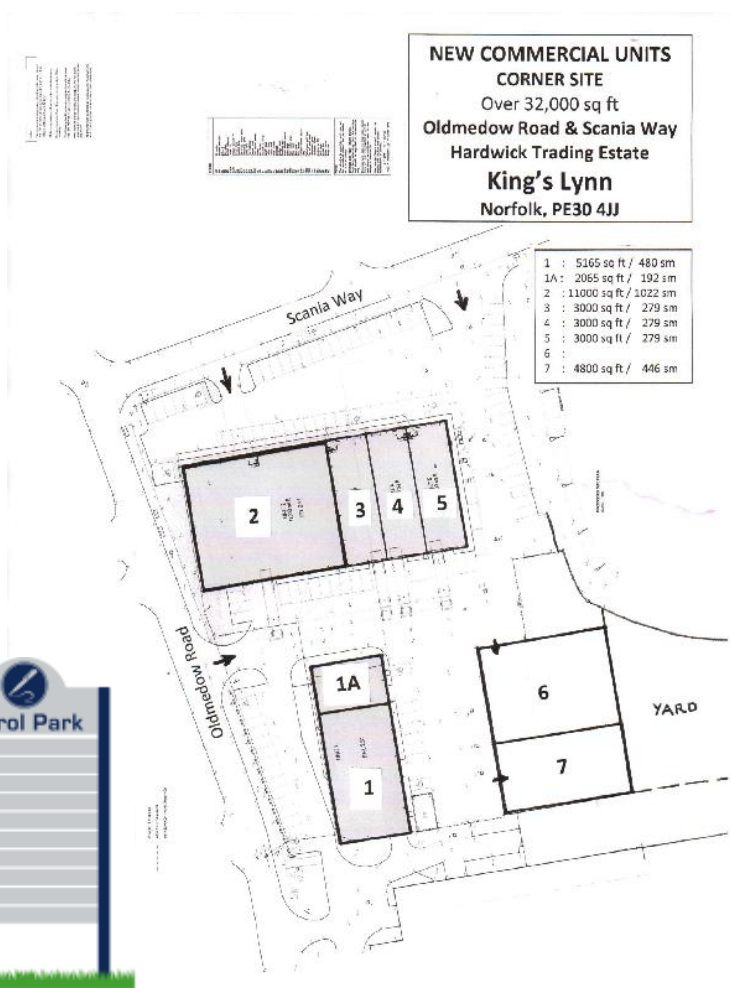


Berol Park

SCHEDULE OF UNITS: (See site plan) **VAT:** Rents quoted are subject to VAT in addition.

UNIT	Description	AREA	RENT (+ VAT)	Notes:
1	New build	5165sq ft / 480 sm		LET
1A	New build	2110 sq ft / 196 sm	£10 psf	TO LET
2	New build	11,000 sq ft / 1022 sm		LET
3	New build	3000 sq ft / 279 sm	£10 psf	} TO LET } Individual or } Combination } Available up to } 9000 sq ft
4	New build	3000 sq ft / 279 sm	£10 psf	
5	New build	3000 sq ft / 279 sm	£10 psf	
6	Existing			LET
7	Existing	4800 sq ft / 446 sm	£25,000 pa	TO LET Rear yard available

**NEW COMMERCIAL UNITS
CORNER SITE**
Over 32,000 sq ft
Oldmedow Road & Scania Way
Hardwick Trading Estate
King's Lynn
Norfolk, PE30 4JJ



Contact:

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