

**Location & Description:** A town centre self-contained office suite with access via display entrance and stairs off Chapel Street. Main spacious open plan office with good light, 4 individual partitioned offices, kitchenette and WC.

**Lease:** "FLEXIBLE TERMS"

Minimum term of 12 months, contracted out of security of tenure provision of 1954 Landlord & Tenant Act. Tenant responsible for internal repair and decoration. Rent to include building insurance. 3 Month's rent due upon commencement.

**Services:** Gas radiator central heating. All services separately metered.

**Business Rates:** The VOA website indicates a current Rateable Value of £14,750 giving full annual rates payable of approx £6,694.

**VAT:** The rent is quoted net of VAT, if applicable. The rent is subject to VAT in addition.

**Tenancy Applications:** Interested applicants should complete a Commercial Tenancy Application Form available from the agents. A Tenancy Application Fee of £120 (inc. VAT) is applicable to all applications.

**Tenancy Agreement Costs:** Ingoing tenant to be responsible for the landlord's reasonable legal costs in connection with the transaction.

**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.



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 etc is excluded from the sale whether appearing in images or not.

## TO LET – Office Suite Self contained first floor



**First Floor Office Suite**  
**128-132 Norfolk Street,**  
**King's Lynn, Norfolk PE30 1AP**

Folio: N/216tc-FF

off CHAPEL STREET

- 2 Parking spaces
- 2,260 sq.ft. / 210 sq.m. (NIA)
- Kitchenette & WC's
- Large open plan + 4 offices
- **RENT: £1,000 pcm, ex. plus VAT**

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