

Property Services



To Let



Units 6 & 7 Oldmedow Road, Hardwick Industrial Estate, PE30 4JL

- 412.7 sq. m (4,443 sq.ft)
- Industrial unit with office space
- Extensive tenants work required
- Communal Parking

Tel: 01553 616266 Email: propertyenquiries@west-norfolk.gov.uk

The Property Services Section for themselves and for the Borough Council of King's Lynn and West Norfolk being Vendor or Lessor of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be correctness of each of them;
- No person in the employment of the Borough Council of King's Lynn and West Norfolk's Property Services Section has any authority to make or give any representation or warranty whatever in relation to this property.

Borough Council of
King's Lynn &
West Norfolk



LOCATION:	<p>The premises are situated on Oldmedow Road on the Hardwick Industrial Estate. The estate is the largest of the four main Industrial Estates in King's Lynn, with it being located on the southeast periphery just off the Hardwick Roundabout where the A47, A10 and the by-pass to the A17 trunk roads meet.</p> <p>The town is conveniently situated with easy reach of Cambridge, Norwich, and Peterborough all accessible within the hour by road and to London by train within an hour and forty minutes.</p>
DESCRIPTION:	<p>The units are available as one single letting. Extensive works are required prior to occupation including replacement industrial doors and clearance. The property comprises a warehouse of steel portal frame construction under an insulated double skinned pitched roof and brick/block cavity porch to the front of the unit.</p> <p>There is a loading area to the rear of the property and communal car parking in the common parts of the estate. The units benefit from a three-phase electricity power supply.</p>
USE:	Light industrial or office use.
SERVICES:	Main's water, electricity and drainage serve the units.
TENANCY TERMS:	The property is offered on a 6-year lease, with the tenant responsible for internal repairs and the landlord responsible for the structure and external areas. The tenant will reimburse the landlord via a service charge for all the landlords costs incurred in the upkeep of the unit and the estate. The Landlord is also seeking to let to someone who will carry out the clearance and internal construction works including the removal of partitions, replacement industrial door and general clearance.
INSURANCE:	The landlord will insure the building structure against normal perils and recover the premium from the tenant. The incoming tenant is to be responsible for insuring the contents of the building.
Energy Rating	Grade E.
LEASE COSTS:	<p>Rent: £32,000 + VAT per annum</p> <p>Rent Deposit: Equivalent to 3 months' rent</p> <p>Rateable Value: Unit 6 - £13,500 Unit 7 - £13,500</p> <p>Service Charge: To be confirmed.</p> <p>CCTV: To be confirmed.</p> <p>Insurance: Based on proposal use which is re-charged to the tenant.</p>
VIEWING:	<p>For viewing and further information, please contact:</p> <p>Property Services</p> <p>Tel. No: (01553) 616765</p> <p>Email: Charlotte.Castell-Smith@west-norfolk.gov.uk</p>