



HERNE LANE, BEESTON, KING'S LYNN PE32 2NB

MODERN FACTORY/WAREHOUSE PREMISES

- With High Quality Office and Welfare Facilities
- Former Joinery Workshop on Secure Site
- Attractive Modern Premises
- Incorporating Solar Roof Panels

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£65,000 P.A.X. | 1,226.3 sqm (13,199 sqft)

King's Lynn
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LOCATION

The property is located on the northern side of Herne Lane Beeston just two miles north of the A47 midway between Dereham (6.8 Miles) and Swaffham (9 Miles) in the well established industrial area based on the former Beeston airbase.

King's Lynn lies 21 miles away to the west, and Norwich the regional capital is 28 Miles to the east, with the A11 at Thetford 28 miles to the south via the A1066.

DESCRIPTION

The property comprises a modern (2003 built) factory/warehouse unit which has operated as a commercial joinery workshop and includes full dust extraction. The building is of dense concrete block wall to 2.6m with green plasti-coated profiled steel cladding to the upper elevations and to the roof which incorporates natural lights and extensive solar panels which supplement the 3 phase electricity supply.

There are ground floor canteen and welfare facilities, reception and works offices together with additional first floor offices, stores and ancillary space fitted out to a high standard.

Clear height is 3.9m/12.8 ft (to haunch 4.6m and 6.9m to the ridge) and there is a large spray shop with extraction/painting area, compressor house and stores whilst the unit benefits from a power-floated concrete floor with service ducting and a large up and over folding panel service door.

Externally there is a fully tarmacked front parking area and service yard to the side. There is further hard-surfaced yard space to the back and side of the building allowing vehicular access all round.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:

Description	Sqm	Sqft
Main Workshop Inc Offices/Welfare	1,020.31	10,982.62
First floor offices Inc Ancillary Storage	205.99	2,217.28
Total	1,226.3	13,199

SERVICES

There is a 3 phase electricity supply and mains water. Drainage is self contained to a Klargestor system which will be maintained by the landlord. There is also an extensive bank of solar panels which feed directly into the building. Further details on request.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

LEASE & RENTAL TERMS

The property is offered to let on a new tenure tenant full repairing

and insuring lease with provision with rent review at the end of the 5th year at a rent of £65,000 pax. The tenant will be required to contribute a fair proportion towards the cost of shared facilities.

EPC

EPC rating of B, expiring December 2035.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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