



56-57 BERGEN WAY, NORTH LYNN INDUSTRIAL ESTATE

KING'S LYNN PE30 2JG

- Modern, Well-Located Unit
- Suitable for a Variety of Uses (STP)
- Good Parking

£42,000 P.A.X. | 356.16 sqm (3,834 sqft)

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LOCATION

King's Lynn is an important sub-regional centre, a historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

The property is located on the popular North Lynn Industrial Estate, an area of mixed business uses including office, industrial / warehouse and trade counter units. Occupiers on the estate include MKM Building Supplies, Williams Refrigeration, Recipharm, King's Lynn VW, King's Lynn Audi (Marriot Group) and Everlast Gym (adjacent to the property).

DESCRIPTION

The property occupies a prominent corner position at the junction of Bergen Way and Hamburg Way, featuring a tarmac circulation area with approximately 16 parking spaces. Constructed in 2020, it is a modern unit incorporating a mono-pitched roof, steel portal frame, and profiled steel sheet cladding to all elevations and the roof. The building benefits from two electric roller shutter doors (4m x 4m) and two glazed pedestrian entrances.

Internally, the accommodation comprises a warehouse/store alongside a newly fitted reception area, offices, meeting room, and a kitchen/staff breakout space. LED lighting is installed throughout, and the warehouse is finished with a power-floated concrete floor. The minimum eaves height is 5.36m at the rear, rising to 6.27m at the front of the building.

ACCOMMODATION

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

Description	Sqm	Sqft
Warehouse/Store including Offices	356.16	3,834
Overall GIA	356.16	3,834

SERVICES

We understand the property is connected to mains water, drainage and electricity. 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 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.

Rateable Value 1 April 2026: £33,250
Current Rateable Value 25/26: £22,000
Current Rates Payable 25/26: £10,978

LEASE & RENTAL TERMS

The property is offered to let on a new full repairing and effective insuring lease for a minimum term of 3 years or multiples thereof. Please note that any lease will be subject to satisfactory credit reference checks.

EPC

The property has an EPC rating of A, expiring January 2032.

VAT

Will be charged upon the rent.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

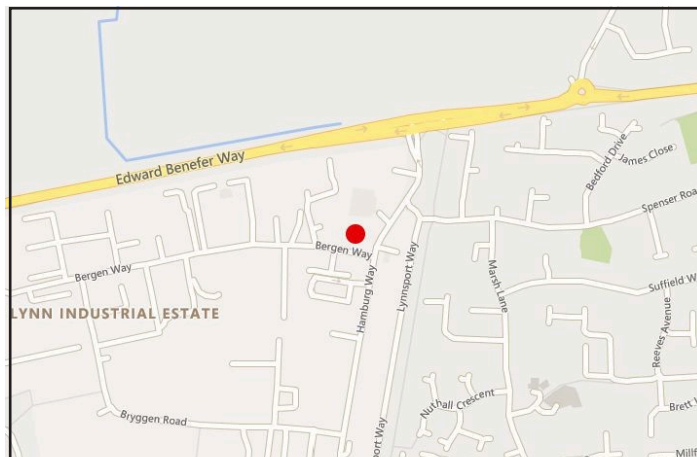
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown / Alison Richardson

T: 01553 778068

E: Alex.Brown@brown-co.com / Alison.Richardson@brown-co.com



IMPORTANT NOTICES

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