



UNIT 8-9, DENNEY ROAD, KING'S LYNN PE30 4HG

WAREHOUSE/TRADE COUNTER UNIT

- Well Located Corner Position
- Situated on The Popular Hardwick Industrial Estate
- Large Secure Yard Plus Ample Parking to the Front
- Good Clear Eaves Height
- Offices and Staff facilities
- May Split into Two Separate Units

Alison Richardson

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£87,950 P.A.X. | 1,090.2 sqm (11,735 sqft)

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

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LOCATION

Denney Road is situated on the Hardwick Industrial Estate, the largest and most popular industrial estate in King's Lynn which provides excellent access to all main routes - A10, A47, A17 and A149. Major companies represented on Hardwick include Master Foods, Foster Refrigeration, Hansatech, and Snap-On Equipment, with trade counter operators such as Screwfix, Wolsey Plumbing and Heating Supplies and Edmundsons Electrical.

From the Hardwick Roundabout at Kings Lynn, take exit to Kings Lynn town centre, then first right at the right lights onto the Hardwick Industrial Estate. Proceed through the estate to the Rollesby Road junction, turn left and Denney Road will be found on the right. Follow the road to the T-Junction where the property can be found on the left hand side and can be identified by our letting board.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 48,000 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.

DESCRIPTION

Units 8 & 9 comprise a factory/warehouse premises which was re-roofed and the cladding renewed approximately 5/6 years ago. The unit is of clear-span steel portal frame construction with brick/blockwork lower walls and profiled sheet steel elevations.

No8 has single storey staff amenity block with cloakrooms etc whilst in No9 there is a two storey office block containing a ground floor reception office, cloakroom facilities and kitchen leading off a central corridor, whilst the first floor provides a good sized open plan office.

The units have a deep tarmacked forecourt and are served by twin 3.5m (11ft 6in) wide x 4.7m (15ft 5") high roller shutter service doors. Min eves height 4.93m (16ft).

The property can be split into two separate units if required.

ACCOMMODATION

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

Description	Sqm	Sqft
Ground Floor Workshop	1,039.2	11,186
Plus Office & Staff Facilities		
First Floor Offices	51	549
Total GIA	1,090.2	11,735

SERVICES

Mains water, electricity and drainage are connected to the property. The gas supply is currently capped but it could be reinstated, subject to installing a new meter.

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 from 1 April 2026: £55,500

Rates Payable 2026/27 estimated at: £26,640.00

LEASE & RENTAL TERMS

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

EPC

EPC has been instructed, awaiting result.

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

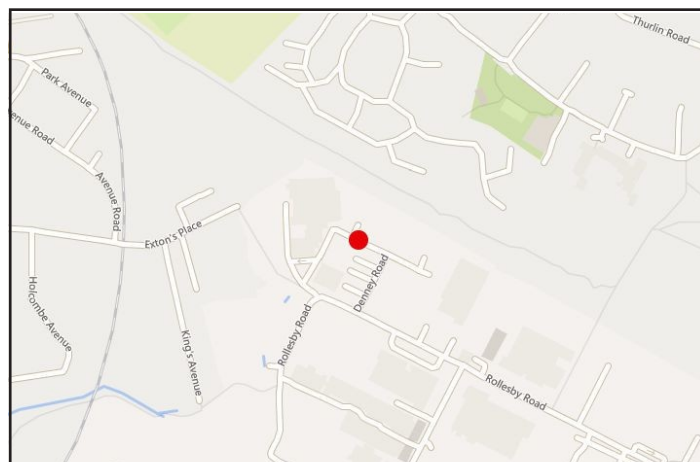
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alison Richardson

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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.08/09/2026

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