

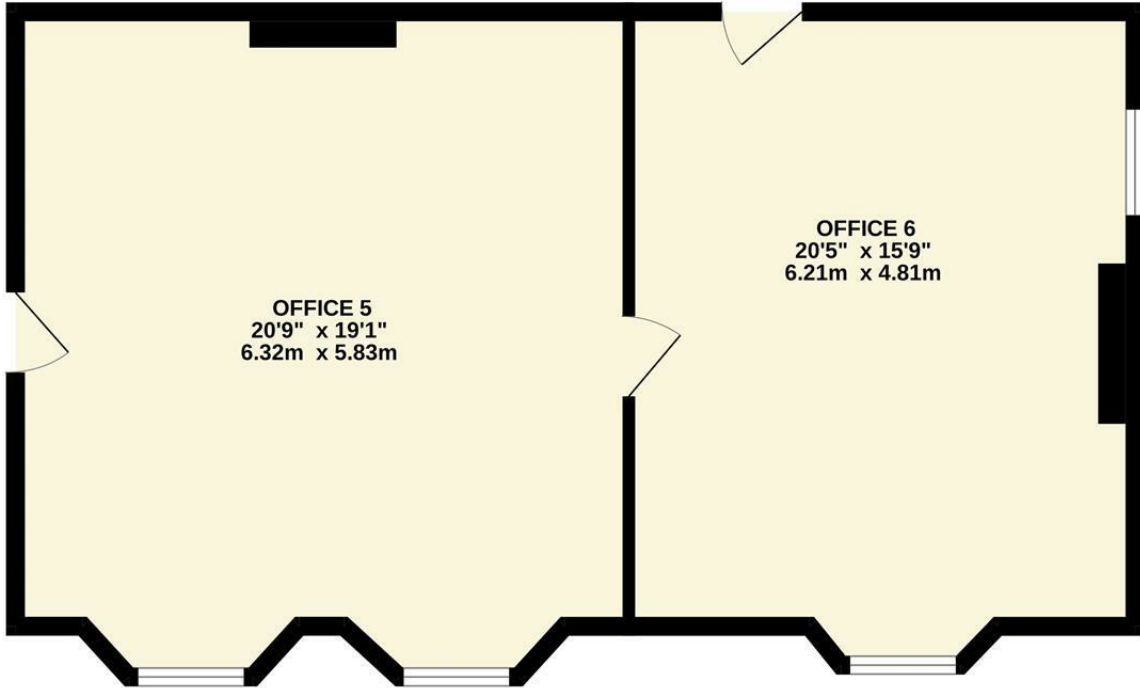
## Rooms 5 and 6, St Ann's House St. Anns Street, King's Lynn, Norfolk, PE30 1LT

Two large offices set within the ground floor of coveted St Ann's House in sought after Kings Lynn!

- Stunning ground floor office rooms
- Set within the highly coveted St. Ann's House
- Grade II Listed
- Grand entrance hall
- Stunning panelling features and stained glass windows
- Parking available to rent
- Fantastic access links
- Suitable space for multiple different businesses
- Communal Gardens
- £350 PCM

**£390 Per Calendar Month**

GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		