



LOVELL HOUSE, ST NICHOLAS STREET, KING'S LYNN PE30 1LR

REFURBISHED TOWN CENTRE OFFICES

- Three Self Contained Ground Floor Suites
- Well Located with Prominent Frontage
- Dedicated parking Available
- Available Early 2026

John Weston

T: 01553 778068

E: john.weston@brown-co.com

Alison Richardson

T: 01553 778068

E: alison.richardson@brown-co.com

From £12,168 P.A.X. | From 87 sqm (936 sqft)

King's Lynn

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

T 01553 778068 | E kingslynncommercial@brown-co.com

BROWN & CO

LOCATION

Lovell House occupies a prominent town-centre location on the north side of St Nicholas Street, close by the main Tuesday Market Place. St Nicholas St is the principal thoroughfare into King's Lynn town centre from the north and carries a high volume of business, shopping and leisure traffic. In addition to being the traditional centre for professional offices, the Tuesday Market supports a range of quality hotel, restaurant and leisure facilities. The Borough Council Offices are close-by in King's Court, Chapel Street.

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 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.

King's Lynn has a broad commercial and industrial base and a well-established shopping centre in the Vancouver Centre.

From the agents offices proceed across the Tuesday Market Place to St Nicholas Street where Lovell House will be found on the left.

DESCRIPTION

Lovell House comprises 3 refurbished ground floor office suites refurbished to a high specification, with dedicated parking available to the rear of the property. Each office suite has independent access from St Nicholas Street.

The suites are mostly open plan and provide flexible accommodation suitable for a wide range of trades and business including office, clinic, surgery, showroom/display. A DDA compliant cloakroom and tea-point.

ACCOMMODATION

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

Description	Sqm	Sqft
Office Suite 1 - £13,299 pax	100	1,076
Office Suite 2 - £15,938 pax	119	1,281
Office Suite 3 - £11,804 pax	87	936
Total NIA	306	3,293

SERVICES

Mains electricity, water and drainage are understood to be connected. Each Unit is separate, metered.

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

To be assessed.

LEASE & RENTAL TERMS

Offered on a new Full Repairing and Insuring lease for a minimum term of 3 years.

Please note that any lease will be subject to a satisfactory credit reference check.

EPC

The property has an EPC rating of D.

VAT

It is understood that VAT will be 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 Sole Letting Agent.

For further information or to arrange a viewing please contact:

John Weston / Alison Richardson

T:01553 778068

E: john.weston@brown-co.com/alison.richardson@brown-co.com



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 others 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 OC302092.23/12/2025

King's Lynn

Market Chambers, 25-26 Tuesday Market Place,

King's Lynn, PE30 1JJ

T 01553 778068 | E kingslynncommercial@brown-co.com

BROWN & CO

Property and Business Consultants