



King's Lynn Innovation Centre, 1 Innovation Drive,
King's Lynn PE30 5BY

BROWN & CO



King's Lynn Innovation Centre, 1 Innovation Drive,

- High Quality and Modern Offices
- High Speed Broadband
- Flexible Leases
- All Inclusive Rent (excluding Business Rates)
- Reception Service
- Inclusive Meeting Room Hire (capped hours)

From 37.07 sqm (388 sq ft)



LOCATION

The KLIC is the very first building to be completed on the King's Lynn Enterprise Park (KLEP); it is at the forefront of enterprise and innovation in west Norfolk. King's Lynn, West Norfolk is located 36 miles northeast of Peterborough, 44 miles north-east of Cambridge, 44 miles west of Norwich, and 98 miles north of London. The KLEP location is south of the town and offers easy access to key transport corridors along the A47, A10, and A17, acting as a gateway to Norfolk, Cambridge, and the Midlands. A direct hourly rail service to London operates from King's Lynn train station. KLEP currently accommodates the KLIC, a brand-new NHS Medical Centre, and a first phase of industrial and office development. The site is within close proximity to the Hardwick Industrial Estate, Horsley Fields, and Southgate's Roundabout with Kellar Place development (Starbucks, Travelodge and Gatehouse).

DESCRIPTION

KLIC is at the heart of the King's Lynn Enterprise Park and comprises a modern, well specified multi-let office building with suites across four floors. The building has a number of facilities including main reception area, communal kitchens, break out areas, hot desking suites, refreshments, W/Cs inc shower and meeting rooms. Each office is carpeted with sensor low energy LED lighting panels, internal sewer box, electrical outlets throughout with comfort heating/cooling system. There is a large barrier controlled communal car park and an external bin store.

ACCOMMODATION

Current office suite availability:

DESCRIPTION	Sqm	Sqft
Ground Floor 10 - £2,479.17pcm + VAT	78.97	850
First Floor 17 - £1,163.75 pcm + VAT	37.07	399
First Floor 21 - £2,135pcm + VAT	72.65	782
Co-working desks £200 pcm + VAT		
Overall	187.67	2,020

SERVICES

We understand the property is connected to mains, water and drainage. Each office suite has various electrical outlets and individual server boxes. There are communal kitchen facilities breakout areas, reception service (Inc post) and meeting rooms available for hire.

BUSINESS RATES

Business Rates apply to all office suites. Some suites may be eligible for small business relief. Co-working is inclusive of rates.

LEASE & RENTAL TERMS

Leases are on 3 year standard terms, with one month notice to terminate

at any point. (co-working is on one year licence with one month notice to terminate). Rent includes all utilities, high speed broadband / wifi, 6 hour free meeting room hire (2 hours for co-working), 24/7 access, reception services for visitors, car parking and refreshments. One month deposit and first month rent payable before occupation.

EPC

The property has an EPC rating of B.

VAT

VAT will be charged on the rent.

LEGAL COSTS

The incoming tenant will be responsible for reasonable legal and surveyor costs incurred in this transaction.

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

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