



Freebridge

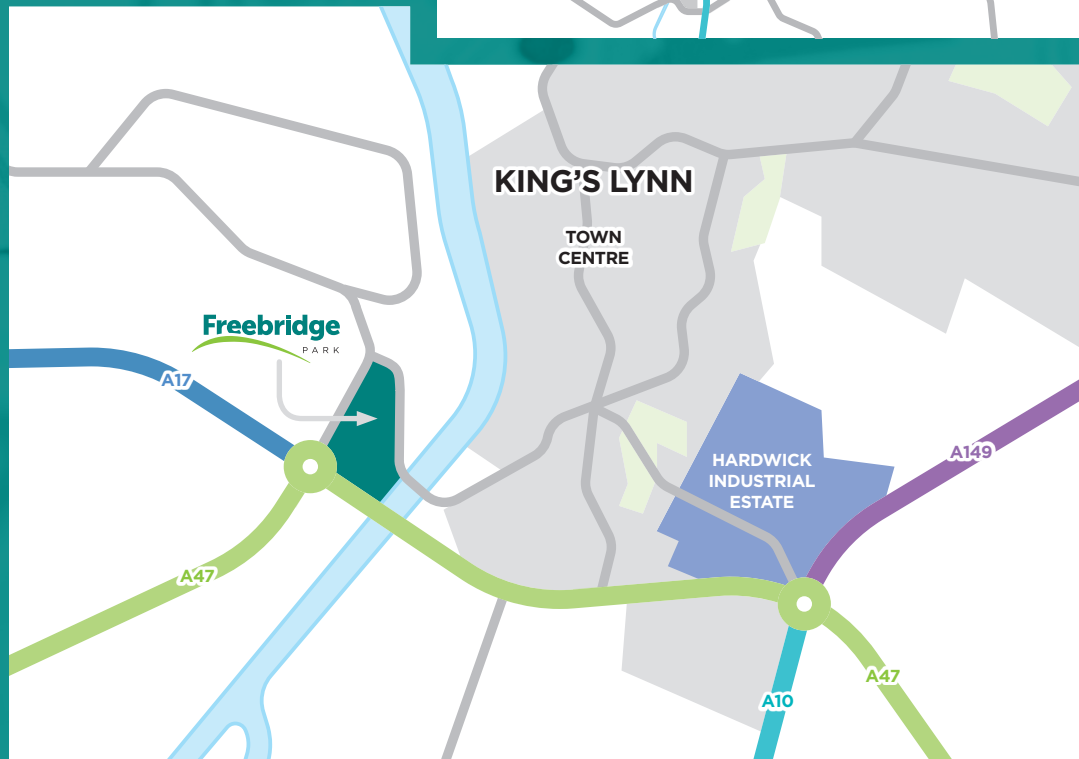
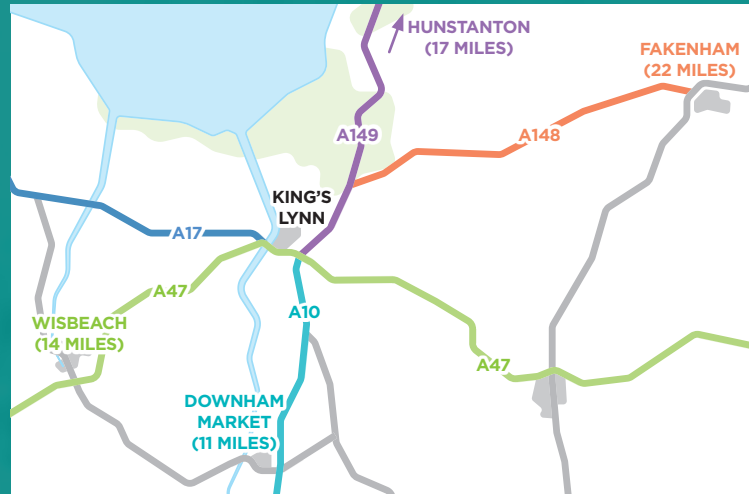
P A R K

Norfolk's busiest roadside location

Freebridge Park, King's Lynn
A development by CAMNO Properties Ltd

Norfolk's busiest roadside location

Be part of Freebridge Park alongside McDonalds, Premier Inn and Shell. 56,851sqft with flexible units from 1,000sqft upwards to suit a range of uses including road side retail and trade counters users.



LOCATION PE34 3LW

Freebridge Park is strategically placed (PE34 3LW) to serve King's Lynn (pop. 42,000), Wisbech (pop.30,000) and the heartlands of west Norfolk and east Lincolnshire.

With direct links onto A47 and A17 and only 2 minutes away from A10 this is the busiest roadside location on the regional road network.

SITUATION

NEW BUSINESS, RETAIL AND TRADE COUNTER DESTINATION

Freebridge Park already has adjoining roadside facilities and established amenities including McDonald's, Premier Inn, Brewers Fare and Shell petrol filling station.

In view of the existing substantial presence with easy access/egress of Freebridge roundabout, a new business, retail and trade counter destination will be built to meet increasing demand for quick and easily accessible facilities.

DESCRIPTION

A range of units varying from 1,000sqft up to 7,500sqft with the flexibility of meeting any specific requirement by combining units on a bespoke basis.

We anticipate the demand from business space, retail and trade counter end users together with other *sui generis* uses.

This will allow end users to take full advantage of both the significantly heavy passing trade in excess of 50,000 vehicles per day and ability to access a large existing market from a key strategic location serving Norfolk/Lincolnshire and Cambridgeshire.

TERMS

Freehold and leasehold terms on application.

PLANNING

We understand the Local Planning Authority is seeking a comprehensive business, retail trade and *sui generis* use development. Further details on application.

INDICATIVE UNITS

Flexible from 1,000sqft upwards

Unit A (Trade Counter) 7,470 sqft (694m²) *

Unit B (Trade Counter) 6,523 sqft (606m²) *

Unit C (Trade Counter) 4,962 sqft (461m²) *

Unit D (Trade Counter) 4,068 sqft (378m²) *

Unit E (Trade Counter) 3,380 sqft (314m²) *

Unit F (Trade Counter) 3,380 sqft (314m²) *

Unit G (A1/A3 Retail) 5,000 sqft (464m²)

Unit L (A1/A3 Coffee shop) 1,800 sqft (167m²)

Unit H (B1/B2/B8 Industrial) 5,790 sqft (538m²)

Unit J (B1/B2/B8 Industrial) 6,900 sqft (641m²)

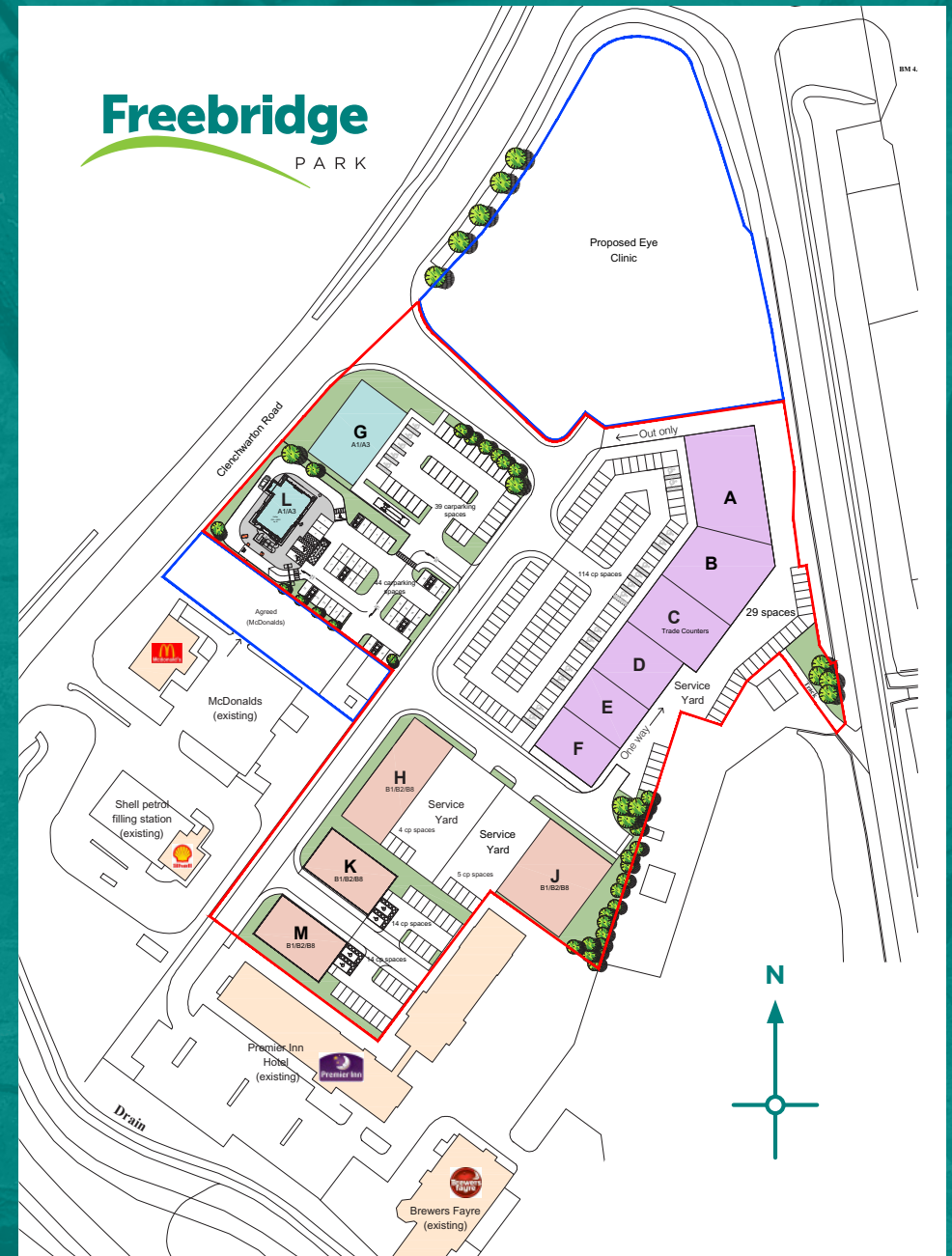
Unit K (B1/B2/B8 Industrial) 3,789 sqft (352m²)

Unit M (B1/B2/B8 Industrial) 3,789 sqft (352m²)

Total GIA - 56,851 sqft (5,281m²)

Carparking Spaces 234

* 1,000sqft -7,500sqft Trade Counter unit sizes available to suit individual requirements.



Freebridge

PARK



All Enquiries



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