



3 BARTONS COURT, HORSE FAIR CLOSE, ST. JOHNS BUSINESS ESTATE,
DOWNHAM MARKET PE38 0QR

End Terrace Light Industrial/Warehouse/Workshop
Premises

- Suitable for a Variety of Uses
- Good Clear Height with min Eaves Height 5.85m
- Situated on Popular Business Estate
- Ample Parking

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£13,410 P.A.X. | 138.42 sqm (1,490 sqft)

King's Lynn

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

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LOCATION

Located on the popular St Johns Business Estate just off the town's southern by-pass with nearby occupiers including Screwfix, Mediquip, Accent Fresh and Evolution Building Services. Downham Market is a traditional Norfolk market town situated in the west of the county on the A10, some 10 miles south of the sub-regional centre of King's Lynn and 35 miles north of Cambridge. The town has a population of approximately 11,000 and serves a much larger catchment area covering the outlying villages and has experienced considerable new house building over recent years with further expansion planned for the future. There is a good range of public amenities including infant, middle and high schools, health facilities, swimming pool, library etc. The town benefits from a main line rail station on the King's Lynn to London line (London King's Cross 1 hour 20 minutes approximately).

DESCRIPTION

The property is positioned on the western side of the market town on Downham Market just off the A1122 which provides good access to the A10.

The property comprises a steel portal frame building suitable for light industrial / warehouse / workshop with a minimum eaves height 5.85m (19ft 2") to 6.84m (22ft 5") with office, kitchen and cloakroom. The property is served by a 3.10m wide shutter door and has a 3-phase power supply, power floated concrete floor and LED lighting.

ACCOMMODATION

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

Description	Sqm	Sqft
Main Warehouse/Workshop	124.08	1,335
Plus Office, Kitchen & Cloakroom	14.30	154
Overall GIA	138.38	1,490

SERVICES

Main Water, electricity (3-phase) and drainage are connected to the property

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 2025/26 £7,900

Rates Payable: £3,942.10

LEASE & RENTAL TERMS

The property is offered to let on a new lease for a minimum term of 3 years or multiples thereof.

The tenant is responsible for internal repair and decoration of the building including personnel and roller shutter doors. The Landlord is responsible for the maintenance of the exterior structure and communal areas for which a service charge is payable by the Tenant. 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 is applicable.

LEGAL COSTS

The in-going tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease.

VIEWING AND FURTHER INFORMATION

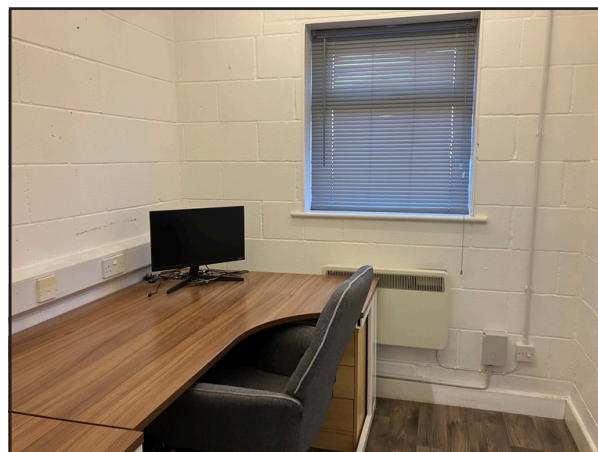
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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E: alison.Richardson@brown-co.com / alex.brown@brown-co.com



IMPORTANT NOTICES

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