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## **Vancouver House County Court Road** **KINGS LYNN, PE30 5EJ** **TO LET Rent on Application**

Offices Suites Available with Allocated Parking

- Prominently Located Office Block just off London Road
- Self-contained Suites with Lift Access
- Incentives Available
- Various Suite Sizes & CAT A Fit Out Available

**146.04 - 1,305 sqm (1,572 - 14,047 sqft)**

**Location**

The property is located on County Court Road, just off London Road, the main arterial thoroughfare through Kings Lynn town centre. Vancouver House is within walking distance of the main pedestrianised high street, convenient for the train station and the bus station.

Heading into the town centre along London Road from the Southgates roundabout, immediately after the entrance to the Walks, turn right down County Court Road. The property is located on the left and can be identified by our To Let board.

Kings Lynn is a busy market town offering both primary and secondary schools, a range of health and leisure centres and extensive shopping facilities including both national and local retailers along with direct train routes to London Kings Cross (1hr 40 mins approx.) and is served by the A47, the main route between Birmingham and Gt Yarmouth, the A10, A17 and the A149.

**Description**

Vancouver House is a large 4-storey office block offering flexible extensive office space with allocated parking.

The communal areas comprise 2 bathrooms (currently under refurbishment), entrance halls and stairwells and the property is accessed via both sides of the building.

Many of the suites have been stripped out in readiness for Tenant's bespoke fit out.

Current occupiers include Cambridge Community Services and NHS.

**Accommodation**

The property provides the following net internal floor area.

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor:	171	1,841
First Floor:	494	5,317
Second Floor:	146	1,572
Third Floor:	494	5,317
<b>Overall</b>	<b>1,305</b>	<b>14,047</b>

**Services**

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.

Mains water, electricity and drainage are connected.

**Business Rates**

Tenants are advised to contact the Local Authority to confirm the Rates Payable.

**Terms**

The property is offered to let on a new lease for a term of years to be agreed.

**Service Charge**

Service Charge is payable.

**VAT**

VAT will be charged on the rent.

**Legal Costs**

Both sides will bear their own legal costs in this transaction.

**EPC Rating**

The property has an EPC rating of D.

**Viewing**

Strictly by appointment with the Letting Agent.

**Brown & Co**

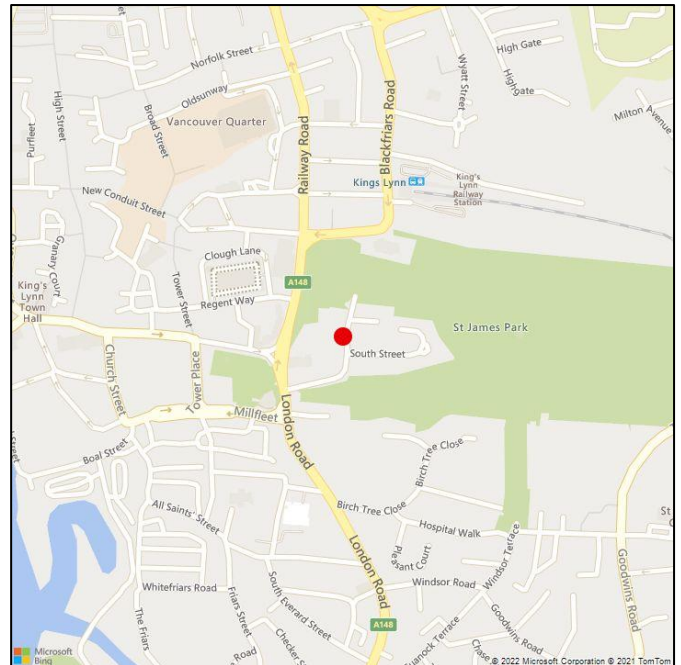
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Artists Impression – for illustration purposes only



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