

UNIT 5 SOVEREIGN WAY, TRAFALGAR INDUSTRIAL ESTATE,

DOWNHAM MARKET PE38 9SW

Well Located End terrace Business Unit

- Suitable for a variety of uses
- Situated on Popular Business Estate
- Ample parking
- 3-Phase Electricity Supply

£7,200 pax To Let

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LOCATION

No5 is located on the popular Trafalgar Business Estate, towards the end of Sovereign Way on the right hand side and can be identified by our To Let board.

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 10,000 and serves a much larger catchment area covering the outlying villages and has experienced considerable residential development 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 comprises an end terrace light industrial premises with kitchenette and cloakroom. The property is served by a roller shutter door to the front 2.69m (8ft10") wide x 2.79m high (9ft2") with personnel door to the side and 3.34m (10ft 11") min eaves height.

There is ample parking space to the front of the unit.

ACCOMMODATION

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

Description	Sqm	Sqft
Warehouse	74.42	801
Total GIA	74.42	801

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

The property may benefit from Small Business Rates Relief which may reduce the rates payable. Please contact the agents for more information.

Rateable Value 2025-26 £4,800

Rates Payable: £2,395.20

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

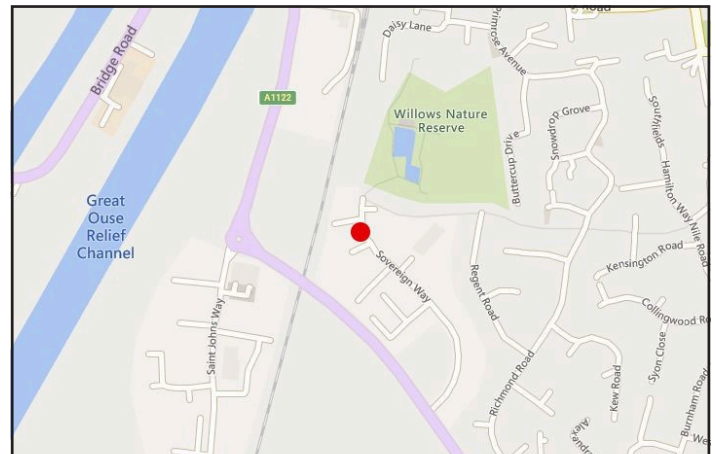
Strictly by appointment with the Letting Agent.

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



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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 or 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 OC302092.10/12/2025

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