



Units B1-B4 Back Business Court, Oldmedow Road,  
Hardwick Industrial Estate, King's Lynn PE30 4JJ

**BROWN & CO**



# Units B1-B4 Back Business Court, Oldmedow Road, Hardwick Industrial Estate, King's Lynn PE30 4JJ

## Brand New Industrial / Trade Counter Units

Forms part of New Re-Development Scheme

Allocated Parking

High Specification

Ability to Combine

To Let from £26,910 pax / May Sell



### LOCATION

The Hardwick Estate is an important commercial location and supports a wide range of retail, trade counter and industrial/warehouse/production uses. The property is situated on Oldmedow Road and benefits from easy access from Hansa Road or Scania Way. The units are located adjacent to Dickies Pet Centre, forming part of the Berol Court development which has a variety of national trade counter operators. Brewers Decorator Centre and Germains Seed Technology are located opposite.

### DESCRIPTION

The units are of steel portal frame construction with insulated profiled sheet cladding to all elevations and roof. Roof lights provide natural light throughout and black accent detailing highlights the external doors and surrounds. Each unit features a glazed personnel entrance door and high-level windows designed to accommodate future mezzanine installation.

A communal access road serves the site, with each unit benefitting from 10 designated car parking spaces and front-loading bays. An IDB easement strip is located to the rear of the site.

Internally, the units are delivered to a shell specification, incorporating a power-floated concrete floor, insulated up-and-

over loading door, and capped services (water, foul, and electricity) ready for end-user fit out. The buildings provide a minimum eaves height of 5.47m and rise to 6.67m at the underside of the apex beam.

### ACCOMMODATION

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

Description	Sqm	Sqft
B1	266	2,863
B2	250	2,691
B3	258	2,777
B4	266	2,863
Total	1,040	11,194

### SERVICES

We understand mains electricity, drainage and water will be connected to each unit.

### BUSINESS RATES

The units are brand new are awaiting rating assessments.

### LEASE & RENTAL TERMS

The properties are offers to let on new full repairing and effective insuring leases for a term to be agreed.

### EPC

EPCs will be provided once units have achieved practical completion.

### VAT

VAT will be charged on the rent.

### LEGAL COSTS

Each party will bear their own costs incurred.

### SERVICE CHARGE

A service charge will be applicable for the maintenance of any communal areas.

### VIEWING AND FURTHER INFORMATION

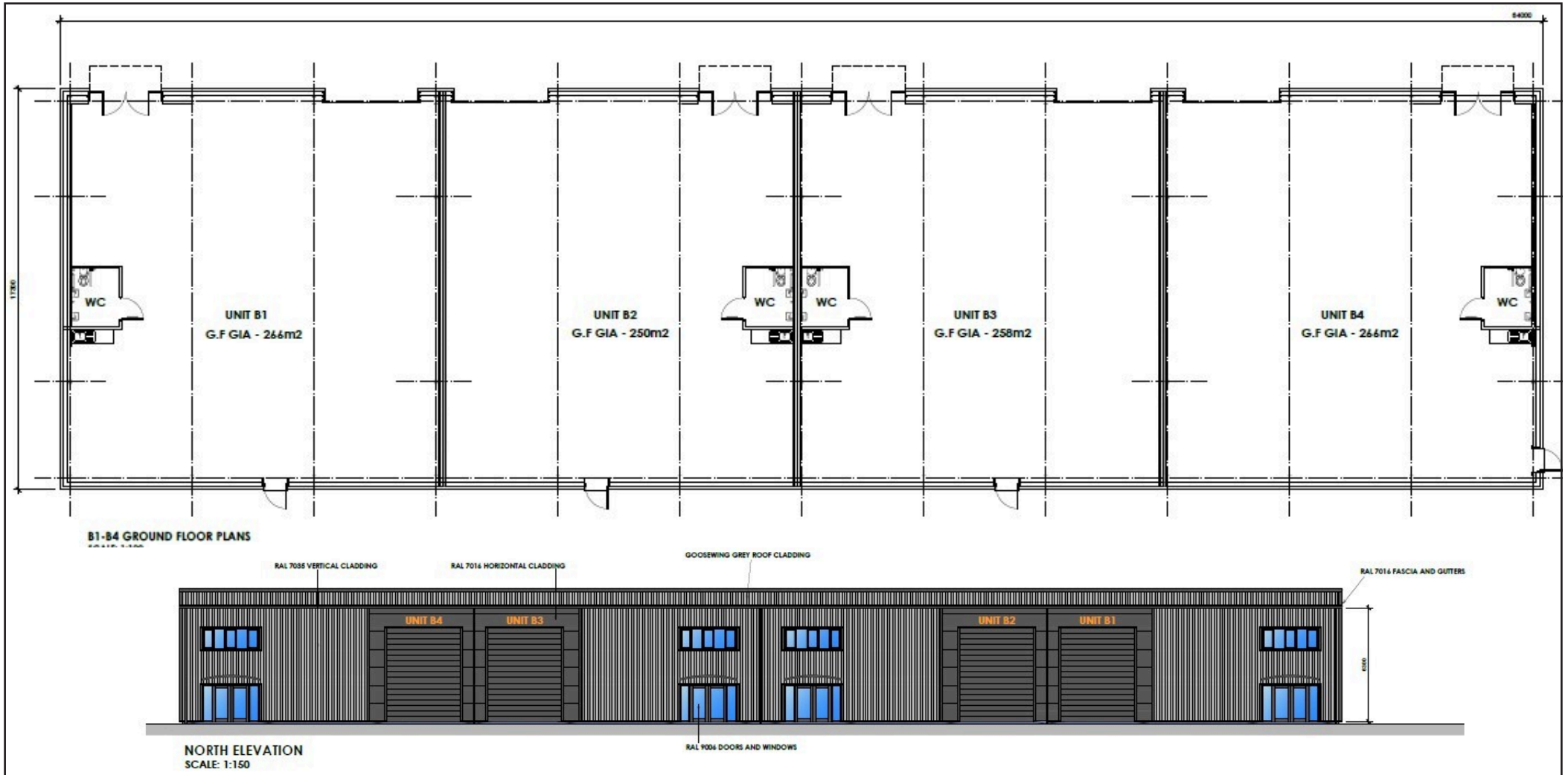
Strictly by appointment with the Letting Agent

For further information or to arrange a viewing please contact:

Alex Brown

T: 01553 778068

alex.brown@brown-co.com



### IMPORTANT NOTICES

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 other 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 of 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. 13/11/2025

**Brown&Co**

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

T 01553 778068

E kingslynncommercial@brown-co.com

**BROWN & CO**

Property and Business Consultants