



Omni House, Rollesby Road, King's Lynn PE30 4LS

Well Located Warehouse Premises with Offices

BROWN & CO



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Well Located Warehouse Premises with Offices

- Existing Light Industrial/Warehouse Unit
- With Offices and Ample Parking
- Extensive Hard Surfaced Yard
- Adjacent to Nation Trade Counter Operators
- A Further Development Opportunity with Low Site Coverage

GUIDE PRICE - £895,000 / May Consider Letting



LOCATION

King's Lynn is a historic port and market town and is an important sub-regional centre situated on the southern shore of the Wash. The town is served by the A47, Great Yarmouth-Birmingham Trunk Road, A17 (to the north) and A10 Cambridgeshire (M11). There is also a main rail link to London Kings Cross, 1 hour 40 minutes. The town has a population of approximately 40,000 with a substantially larger shopping catchment, as well as a broad commercial and industrial base.

The Hardwick Road is the principal thoroughfare to the town centre from the south, supporting Tesco and Sainsbury's Supermarket, three retail parks and several motor trade dealerships. The Hardwick Industrial is the largest and most popular industrial estate in the town benefitting from good access to all major routes. The estate supports a wide range of manufacturing, storage and trading businesses and offers a diverse range of premises. The property is located on Rollesby Road on the northern edge of the estate and neighbouring occupiers include Hedley & Ellis Ltd, Parker Motor Services Ltd, Snap-On, Plumbase Ltd, Rexel UK Ltd and Wolseley.

DESCRIPTION

Omni House is a detached 1970s concrete portal-framed warehouse

set on a plot of almost 1 acre. The property comprises 15,588 sq ft of warehouse and two storey office accommodation with a generous rear yard and turning area. Within the main warehouse, a mezzanine level offers supplementary ancillary and storage space and eaves height extends to 6m. Beyond this is the rear warehouse which is of steel portal frame construction with profile steel sheet cladding part insulated part lined internally with an eaves height of 5m and roller door access to the yard.

ACCOMMODATION

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

DESCRIPTION	Sqm	Sqft
Ground Floor		
Production/Storage	795.7	8,565
Offices	171.30	1,844
First Floor		
Offices	171.30	1,844
Mezzanines	309.80	3,335
TOTAL NIA	1,448.10	15,588

SERVICES

Mains water, electricity and drainage are connected.

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 from 1 April 2026: £75,500

Rates Payable from 1 April 2026: £36,240

LEASE & RENTAL TERMS

The property is offered for sale freehold with vacant possession.

EPC

The property has an EPC rating of D.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Selling Agent.

For further information or to arrange a viewing please contact:

Alex Brown

T: 01553 778068

E: Alex.Brown@brown-co.com

Ruby Goodchild

T: 01553 605754

E: Ruby.Goodchild@brown-co.com



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Brown&Co

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

T 01553 778068

E kingslynncommercial@brown-co.com

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