



4 OLD BEROL COURT, OLDMEADOW ROAD, HARDWICK IND. ESTATE

KING'S LYNN PE30 4JJ

- Substantial Warehouse/Workshop/Light Industrial Unit
- Excellent Access to A47/A17
- Full Height Roller Shutter Door
- Allocated Parking Spaces
- Suitable for a Variety of Uses (Subject to Planning)

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£70,000 P.A.X. | 766.73 sqm (8,253 sqft)

King's Lynn

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

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BROWN & CO

LOCATION

The property is located on the southern side of Oldmedow Road on the Hardwick Industrial Estate, the town's Premier Industrial Estate giving good access to the Hardwick roundabout with road links to A47, A10 and A17. Nearby occupiers include Edmundsons Electrical, Medlock Electrical, Little Sharks Soft Play Centre, Inchape Land Rover and Screwfix.

From the Hardwick Roundabout, take the exit signposted King's Lynn Town Centre, along Hardwick Road. At the first set of traffic lights, turn right on to Scania Way and continue to the Sainsburys Roundabout. Take the first left, continuing along Scania Way, and turn left at the T-junction taking the next left and the property will be found directly ahead.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40mintes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

Well located substantial detached former warehouse premises with LED lighting and an eaves height of 5.06m. The property is of steel portal frame construction with part brick and part profiled steel sheet cladding and roof. There is a full height (4.74m x 3.53m) roller shutter door to the eastern elevation. The property is accessed from Oldmedow Road. The property is suitable for a variety of uses (subject to planning).
Additional yard space available by separate negotiation.

ACCOMMODATION

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

Description	Sqm	Sqft
Warehouse	766.73	8,253
Including Office & Cloakroom		
Total NIA	766.73	8,253

SERVICES

Mains electricity, water 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.

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 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 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 OC302092.09/04/2026

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable.

Rateable Value from 1 April 2026: £49,500
Rates Payable from 1 April 2026/27: £21,384.00

LEASE & RENTAL TERMS

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

Please note that any lease will be subject to a satisfactory credit reference check.

SERVICE CHARGE

A service charge is payable.
Charges for the year 2025-26 - £813.82

EPC

The property has an EPC rating of C.

VAT

VAT is applicable to rent.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.
For further information or to arrange a viewing please contact:

Alison Richardson / Alex Brown
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