



01553 770771 | Grace.Whitehead@Brown-Co.com



## TO LET

### Commercial Units at Park Farm

Wormegay, King's Lynn, PE33 0SH

**612ft<sup>2</sup> - 6,138ft<sup>2</sup>**

**From £4,750 to £15,000 pa**

- Three Separate Units Available
- Suitable for a Variety of Uses
- Excellent Access to A10 and A47
- Extra Storage and Yard Space Available by Separate Negotiation

## Location

Park Farm is located in Wormegay, south east of King's Lynn, Norfolk between the A134 and A47.

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 48,000 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 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

## Description

Park Farm, Wormegay is a former agricultural yard, now mostly occupied by storage and manufacturing businesses within a range of modern units set within a site serviced by two entrances, one suitable for HGVs.

**Unit 5b** – 93.00m<sup>2</sup> (1001 ft<sup>2</sup>) brick converted barn with an insulated roof, UPVC doors and double glazed windows, 2.1m minimum clear height. Available to let for £6,240 + VAT per annum excluding outgoing.

**Unit 9** - 570.22 m<sup>2</sup> (6,138 ft<sup>2</sup>) a former farm workshop, steel portal framed building with internal rooms, a concrete floor and full double sliding doors with a maximum 5.7 m ridge height. Available to let for £15,000 per annum excluding VAT and outgoing.

Please note that prior to the commencement of the occupation, the contents within the unit will be removed.

**Unit 15** – 56.83 m<sup>2</sup> (612 ft<sup>2</sup>) steel portal framed unit with full height sliding doors, 3.25m minimum clear height. Lighting and electricity available. Available to let for £4,750 + VAT per annum excluding outgoing.

There is a shared toilet facility available for all occupiers on the yard. There is additional yard space for parking/storage and shipping containers available by separate negotiation.

## Services

A Landlord Electrical Safety Certificates have been obtained for the units where applicable. We have not carried out tests on any other services or appliances, interested parties should arrange their own test to ensure these are in working order.

## Outgoings

The Tenant will be responsible for all outgoing arising in connection with the Leased Property during the Tenancy.

## Terms

The unit can be occupied on either a short term Licence or a Business Lease, the terms can be flexible. Should the unit be let on a Business Lease, this will be contracted out of the provisions of Sections 24-28 of the Landlord and Tenant Act 1954 and will be let on a full repairing and insuring basis for a minimum term of 12 months.

There is also the opportunity for a rent free period to carry out improvements to Unit 9 to make it suitable for your use.

## VAT

It is understood that VAT is applicable.

## EPC Rating

Not Applicable.

## Legal Costs

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

## Viewing & Further Information

Strictly by appointment with the Letting Agent.

## Letting Agent

Brown & Co  
Market Chambers  
25-26 Tuesday Market Place  
King's Lynn  
Norfolk,  
PE30 1JJ

Grace Whitehead  
01553 770771  
grace.whitehead@brown-co.com



Unit 5b



Unit 9



Unit 15

## IMPORTANT NOTICES

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Unit 5b



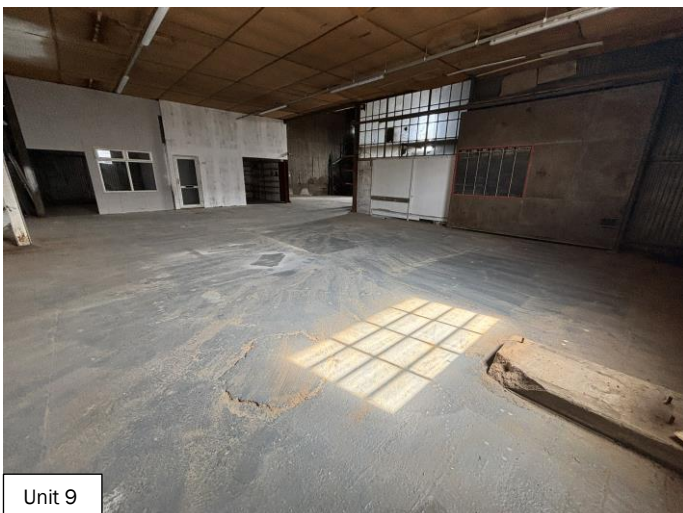
Unit 5b



Includes Units 15



Unit 15



Unit 9



Unit 9

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