



01553 778068 | [KingsLynnCommercial@Brown-co.com](mailto:KingsLynnCommercial@Brown-co.com)



## **Unit 3 Bergen Way Business Park, Bergen Way North Lynn Industrial Estate, King's Lynn PE30 2DD**

**FOR SALE £325,000 Guide Price**

Mid-Terrace Industrial Unit

- Extensive Front Yard/Parking
- Popular North Lynn Industrial Estate
- Suitable for a Variety of Uses (STP)
- Access from Bergen Way

**249 sq m (2,680 sq ft)**



## Location

The property is located on the popular North Lynn Industrial Estate. An area of mixed business uses including office, industrial and trade counter units.

Occupiers on the Estate include Everlast Gym, Williams Refrigeration, Bepak, King's Lynn VW and King's Lynn Audi (Mariott Group).

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

## Description

Unit 3 comprises a mid-terrace industrial unit with yard available to the front suitable for car parking or storage. The property includes a small office to the front with wc's and kitchenette.

## Accommodation

The property has the following (approximate) net internal:

	m <sup>2</sup>	ft <sup>2</sup>
Workshop	218.8	2,355
Office	30.2	325
Overall	249	2,680

## Services

It is understood mains water, drainage, electricity and gas are connected. Gas is also 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

Rateable Value 2022/2023	£15,250.00
Rates Payable	£7,609.75

Rateable Value 2023/24	£15,750.00
------------------------	------------

## Terms

The property is offered for sale freehold.

## VAT

VAT will be charged upon any sale price negotiated.

## EPC

EPC Rating - D.

## Legal Costs

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

## Viewing

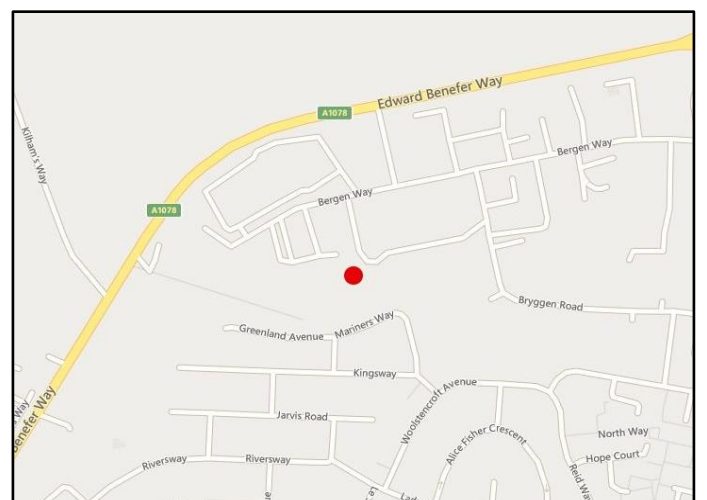
Strictly by appointment with the Selling Agent.

## Brown & Co

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

## John Weston

01553 778068  
john.weston@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 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 Single 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 George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 20 February 2023