

## New Builds, St Johns Way, Downham Market PE380QQ

**For Sale - £250,000 site - £850,000 constructed**

**Brand New Terrace of Industrial Units – Currently Under Construction**

- Located on a Prominent Corner Site
- Good Clear Height
- Secure Site with Dedicated Parking Spaces
- Suitable for a Variety of Uses – Subject to Planning

**726 sqm (7,813 sqft) Overall**

**Alison Richardson**

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**BROWN & CO**

Property and Business Consultants

**brown-co.com**

Location

The properties are located on the popular St John's Business Park just off the A1122 Town Bypass. Downham Market is a traditional Norfolk market town situated in the west of the county on the A10, some 10 miles south of the sub-regional centre of King's Lynn and 35 miles north of Cambridge. The town has a population of approximately 10,000 and serves a much larger catchment area covering the outlying villages and has experienced considerable new house building over recent years with further expansion planned for the future. There is a good range of public amenities including infant, middle and high schools, health facilities, swimming pool, library etc. The town benefits from a main line rail station on the King's Lynn to London line (London King's Cross 1 hour 20 minutes approximately).

Description

The properties will comprises a development of 4 brand new industrial units currently under construction. Each unit will be constructed to a good standard and will be connected to mains electricity, water and drainage. Planning Permission was granted under reference No: 20/00746/F in August 2020 - full plans available on Borough Council of Kings Lynn & West Norfolk Public Access site. Links to the planning permissions below:- [20/00746/F](#) [23/01731/F](#) - variation of Condition 6 relating to the above

Note: While we are still at the early stages of construction, a purchasers specific requirements could be incorporated into the build. Purchasers should be aware that the cost of connecting a power supply to the site will be approx £50,000 (as at Oct 2024)

Accommodation

The property provides the following (approximate) gross internal floor area taken from plan:-

Description	sqm	sqft	If sold Individually
Unit 1	185	1,991	£245,000
Unit 2	181	1,948	£235,000
Unit 3	181	1,948	£235,000
Unit 4	179	1,926	£235,000
Overall	726	7,813	

Services

Mains Water and drainage will be connected to the units. 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

To be assessed on build completion.

Terms

The property is offered at the current build stage – Asking price £250,000 Alternatively the property could be built out – Asking Price £850,000 The Units would be for sale on an individual basis on the understanding that construction would not commence until at least 3 of the units are STC on an agreement to purchase.

VAT

VAT is not payable on sale of site only VAT will become chargeable if the property are constructed.

Legal Costs

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

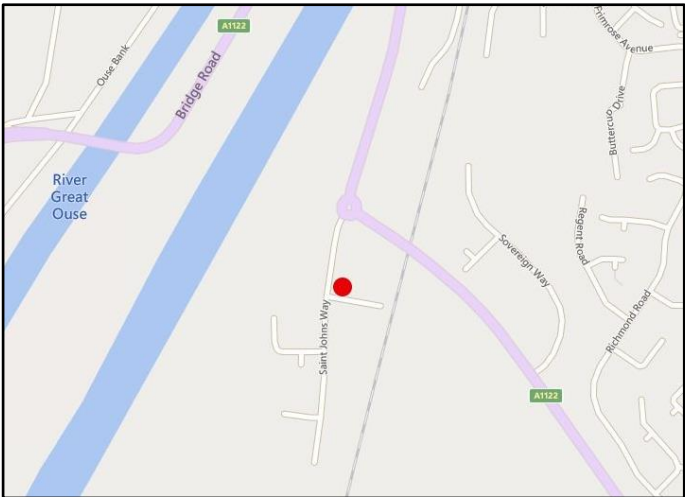
EPC

To be provided on completion of the build.

Viewing

Strictly by appointment with the letting agent:-

**Alison Richardson**  
Brown&Co Kings Lynn Office  
01553 778068  
[alison.richardson@brown-co.com](mailto:alison.richardson@brown-co.com)



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