



Artist Impression



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Industrial Units Trafalgar Industrial Estate, Downham Market, PE38 9SW

TO LET from £10,000 to £77,250 Pax

7 Brand New Light Industrial Units

- Available From Spring 2026
- Units Available Individually Or As Multiples
- Consent for Class B2 and B8 uses
- Mains 3 Phase Electricity

From 86 sqm up to 597 sqm (925.7 sqft up to 6,426 sqft)

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Location

Located adjacent to the entrance of the Trafalgar Industrial Estate, accessed via Sovereign Way from the A1122 – just a mile from the A10 with its connections to King's Lynn, Ely, Cambridge etc.

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 is experiencing considerable new house building 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).

Proceed towards Downham Market via the A10. At the roundabout, turn right onto the A1122 and follow for one mile until (signposted) a right turn into Sovereign Way. The site can be found on your left-hand side

What3Words: ///flippers.caskets.dabble

Description

New build light industrial units situated in a prominent corner location on the Trafalgar Industrial Estate, with easy access to the A1122 and A10. The unit's range in size from 86m² to 597m² (925ft² to 6,426ft²) and will be ready for occupation from approximately Spring 2026. The units can be offered individually or as multiples if required.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft	Rent (per annum)
Unit 1	597	6,426	On application
Unit 2	86	925	£10,000
Unit 3	137	1,474	£15,000
Unit 4	86	925	£10,000
Unit 5	137	1,474	£15,000
Unit 6	90	968	£11,000
Unit 7	144	1,550	£16,250
Overall	1,277	13,745.6	

Services

Mains 3 phase electricity (100 amps per unit), water and drainage will be connected to each unit. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

Terms

The industrial units are being offered to let on full repairing and Insuring leases for a minimum term of 3 years, contracted out of the security of tenure provisions of Part II of the Landlord & Tenant Act 1954.

VAT

VAT will be charged upon any rent price negotiated.

Legal Costs

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

EPC

EPC will be provided once units have achieved practical Completion.

Planning

The properties will be in industrial use which falls under use Classes B2(General Industrial) and B8(storage and distribution) of the Town and Country Planning (Use Classes) (Amendment) Order 2020).

Viewing

Strictly by appointment with the letting agent:-

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