

FOR SALE INDUSTRIAL UNIT

HEREFORD HOUSE, HEREFORD WAY, HARDWICK NARROWS, KING'S LYNN, PE30 4JD

LOCATION

King's Lynn is busy and thriving town in north west Norfolk situated approximately 40 miles west of Norwich, 42 miles north of Cambridge and 32 miles north-east of Peterborough. The town is located at the meeting of the A47, A17, A10 and A148/A149. There is a mainline rail service to London King's Cross and established port trade, particularly with Scandinavia and Northern Europe.

The property is located on the popular Hardwick Industrial Estate giving easy access to the Hardwick Roundabout and the A47.

ACCOMMODATION

The property has the following areas and accommodation: -

Site area:	0.4 acres	0.16 ha
Office building		
Ground Floor	733 sq ft	68.09 sq m
First Floor	954 sq ft	88.62 sq m
Workshop	1,002 sq ft	93.08 sq m
Link/Loading Bay	447 sq ft	41.52 sq m
Warehouse	3,817 sq ft	354.61sq m

The site area is c. 0.4 acres. There are 6 car spaces at the front of the property and approximately 10 van/car spaces in a secure yard.



RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £32,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

EPC

Further details available on request.

PRICE

Offers in excess of **£450,000** (+ VAT if applicable) are invited for the freehold with vacant possession.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

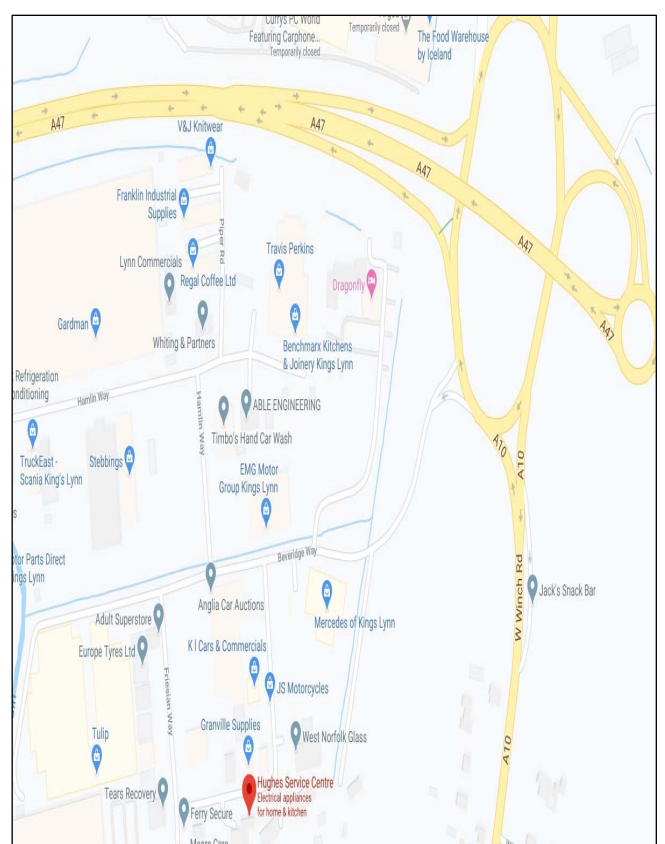
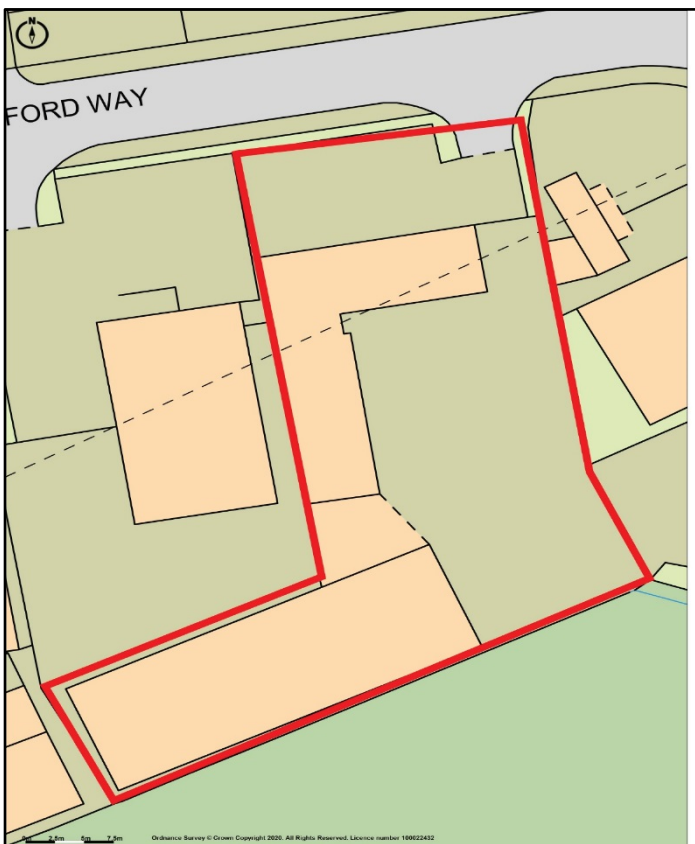
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SUBJECT TO CONTRACT

June 2020

INDUSTRIAL

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