



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £10.70/m² pa + VAT



Ref: 24100E

Storage Land at Manor Farm Business Park, 94 Watlington Road, Runcton Holme, King's Lynn, Norfolk PE33 0EJ

Surfaced commercial open storage land on an established commercial in a rural location extending in total to 1,925m² Subject to Measured Survey. The land is offered To Let as a whole or in parts.





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LOCATION The land is located at Manor Farm Business Park in the rural North West Norfolk village of Runcton Holme and is one mile west of the A10 and five and a half miles south of King's Lynn.

King's Lynn is a Market Town with a population of around 43,000. It lies approximately 45 miles from Cambridge and 46 miles from Norwich. It has good road connections as the A10 and A47 link the town to other market towns and cities. The town also has a train station with a direct link to London King's Cross which can be reached in approximately 1 hour and 45 minutes.

DESCRIPTION Manor Farm Business Park is an established commercial development comprising Commercial Units and self-store Storage Container hire.

ACCOMMODATION Approximately 1,925m² of open storage land which is capable of sub-division into a number of separate lots. The surfacing mainly comprises crushed planings over terram and geogrid.

SERVICES Mains water and electricity, sub-metered from the main site, are available to the land. Further connections by negotiation.

TERMS The property is offered To Let on a new Lease, for a period to be agreed on a Full Repairing and Insuring Basis and contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

The Tenant will be responsible for all outgoings in addition to the rent.

RATES The land is yet to be rated by the Valuation Office Agency. The payment of Business Rates will be the responsibility of the Occupier.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability.

This property is covered by Borough Council of King's Lynn and West Norfolk and all enquiries should be directed to them at King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX Tel 01553 616200

VAT The property has been elected for VAT. Therefore, VAT at the prevailing rate is payable in addition to the rent.

LEGAL COSTS The Tenant will be required to reimburse the Landlord's reasonable legal costs incurred in drawing up the lease.

VIEWING For an appointment to view please apply to the Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PLANNING Planning consent for extension of site area was granted by Borough Council of King's Lynn and West Norfolk under Reference 20/01021/F.

DIRECTIONS From King's Lynn proceed south on the A10. At South Runcton turn right onto School Road. At the crossroads in the village turn right onto Watlington Road where the property can be found on the right hand side.

What3Words: ///existence.widest.hope

PARTICULARS PREPARED 29th June 2024

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.