

# MAXEY GROUNDS

[commercial@maxeygrounds.co.uk](mailto:commercial@maxeygrounds.co.uk)

01945 428830

Commercial

## To Let



Artist impression

Ref: 25024E

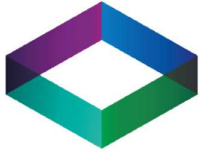
### **Brand New Light Industrial Units Trafalgar Industrial Estate, Downham Market, Norfolk, PE38 9SW**

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 86m<sup>2</sup> to 597m<sup>2</sup> (925ft<sup>2</sup> to 6426ft<sup>2</sup>) and will be ready for occupation from approximately Spring 2026. The units can be offered individually or as multiples if required.



Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

## COMMERCIAL

### 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).

### ACCOMMODATION

Size (m <sup>2</sup> ) / (ft <sup>2</sup> )	Rent (per annum)
Unit 1 - 597m <sup>2</sup> (6,426 ft <sup>2</sup> )	On application
Unit 2 - 86 m <sup>2</sup> (925ft <sup>2</sup> )	£10,000
Unit 3 - 137m <sup>2</sup> (1,474ft <sup>2</sup> )	£15,000
Unit 4 - 86 m <sup>2</sup> (925ft <sup>2</sup> )	£10,000
Unit 5 - 137m <sup>2</sup> (1,474ft <sup>2</sup> )	£15,000
Unit 6 - 90 m <sup>2</sup> (968ft <sup>2</sup> )	£11,000
Unit 7 - 144 m <sup>2</sup> (1550 ft <sup>2</sup> )	£16,250

### VAT

**VAT will be applicable to the rent.**

### 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.

### LEGAL COSTS

Each party will be liable for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment only with the Joint Sole Agents:

Maxey Grounds	&	Brown & Co
01945 428830		01553 778068
rgoodchild@maxeygrounds.co.uk		alison.richardson@brown-co.com
		

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

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).

### DIRECTIONS

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

**PARTICULARS PREPARED** 15th May 2025



# MAXEY GROUNDS



Artist Impression



Artist Impression



For identification purposes only – do not scale



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

**Commercial**

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU

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.