

Cruso & Wilkin

**No.2 Hardwick Road, King's Lynn
PE30 4YB**



- 171m² (1,840 sq ft) Former Banking Hall & Offices
- 170m² (1,830 sq ft) First Floor Offices & Kitchen
- Rear private parking for approx. 17 cars
- Front parking area for 2 cars
- Prominent position

TO LET or FOR SALE

**Rental guided in excess of £40,000 PAX
Freehold guided at £550,000**

Subject to Contract

Location:

The property stands in a prominent location situate off the Hardwick Road, to the south of the King's Lynn town Centre. This position has good access back to the Hardwick roundabout servicing all major routes to King's Lynn including the A10, A47, A149 and A17 Trunk Roads.

A large proportion of the out of town retail provision is focused along the Hardwick Road including major high street chains, food takeaways, restaurants, DIY etc; to the north of the site are several industrial estates.

Description:

Purpose built bank premises including ground floor Banking Hall and Offices and first floor Office suite, the premises were built in 1994 and have been occupied by NatWest since March 1995. The property benefits from a private car park to the rear of the business premises adequate for up to 16 cars together with an additional 2 parking bays to the front of the premises.

This property offers an array of different uses (subject to planning)

The building comprises of a brick construction premises with concrete floors and pitched roof surfaced with slate, coated Aluminium framed double glazed windows. A single storey front lobby section of predominately glazed doors and side panels under a pitched glazed roof, providing access to the ground floor area and access way to the stairs servicing the first floor.

The ground floor provides a banking hall together with ancillary accommodation, accessed from the front lobby area via glazed automatic doors.

The first floor has been used by the tenants as a Business Centre providing good quality office accommodation, predominately open plan with individual offices and meeting rooms.

Accommodation:

The property has the following approximate internal dimensions (taken from the Valuation Office Agency (VOA) rating summary:-

Ground Floor— 173.9m² (1,841 sq ft) gross area

Including:

- Banking Hall including cashiers stations, strong room
- 2 x Office/ Interview Rooms
- Internal Storage
- Mess Room
- Staff Toilets
- Plant room
- External storage

First Floor— 170.6m² (1,835 sq ft) gross area— with separate access as appropriate.

Including:

- Open Plan Office area
- 5 x Separate Offices and Meeting Rooms
- Archive Room
- Staff Toilets
- Staff Kitchen

Outside

Parking areas to the front and rear. Landscaped borders to parking area and frontage to the property.

Services: Mains water, electricity & gas. Private drainage system. Heating to the offices is via a gas fired boiler and climate control systems.

Agents note—none of the services have been tested by the agents and prospective tenants should rely upon their own enquiries as to their condition.

Rent:

An initial rent is guided in excess of £40,000 p.a. excluding outgoings.

Viewing:

For further information and to view the premises please contact the sole agents

Cruso & Wilkin Tel: 01553 691691, Fax: 01553 692388, email reception@crusowilkin.co.uk.

VAT.:

The above terms are quoted net of v.a.t., if applicable.

Business Rates:

We have obtained copy of the Business Rates from the Valuation Agency, the property is within the Borough Council of King's Lynn and West Norfolk area and is presently assessed with a Rateable Value of £38,750, with the rates payable for the 2017/2018 year being estimated at £18,561.00
Interested parties to satisfy themselves with the Borough Council

Lease:

The premises are offered on a new full repairing and insuring lease for a term to be agreed.

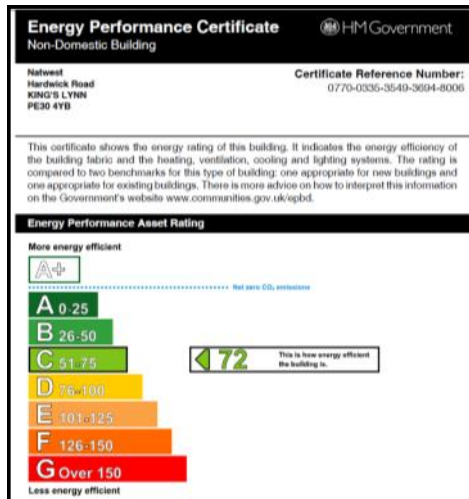
Legal Costs:

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs incurred in connection with the preparation and grant of the lease and pursuing references as applicable.

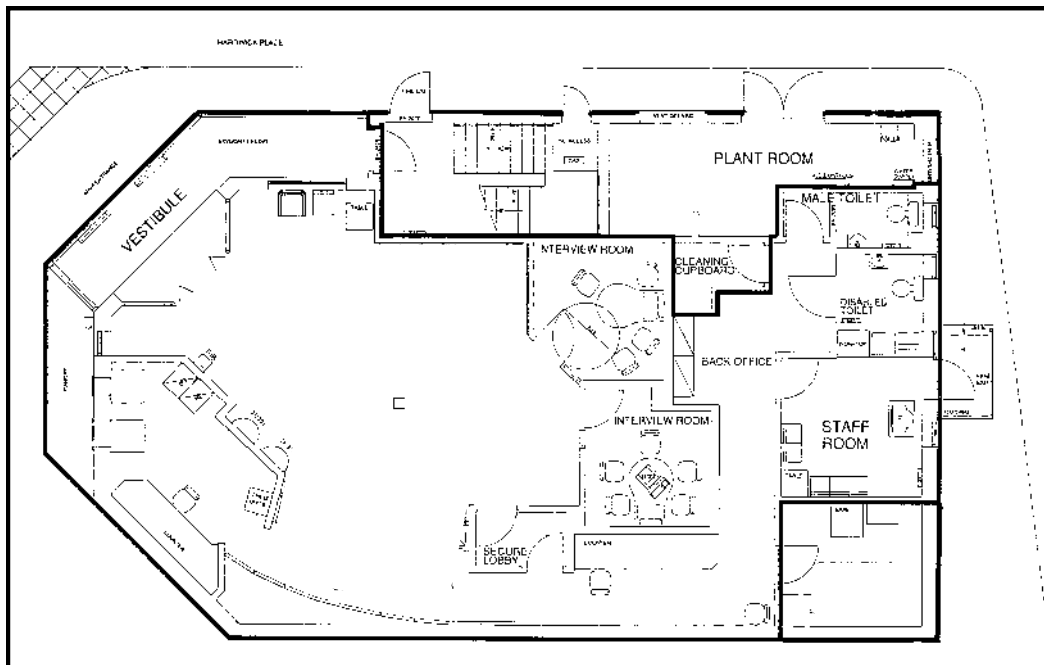
File No: AI 87/4

Subject to Contract.

CEPC



Approx. ground floor plan (for identification only)

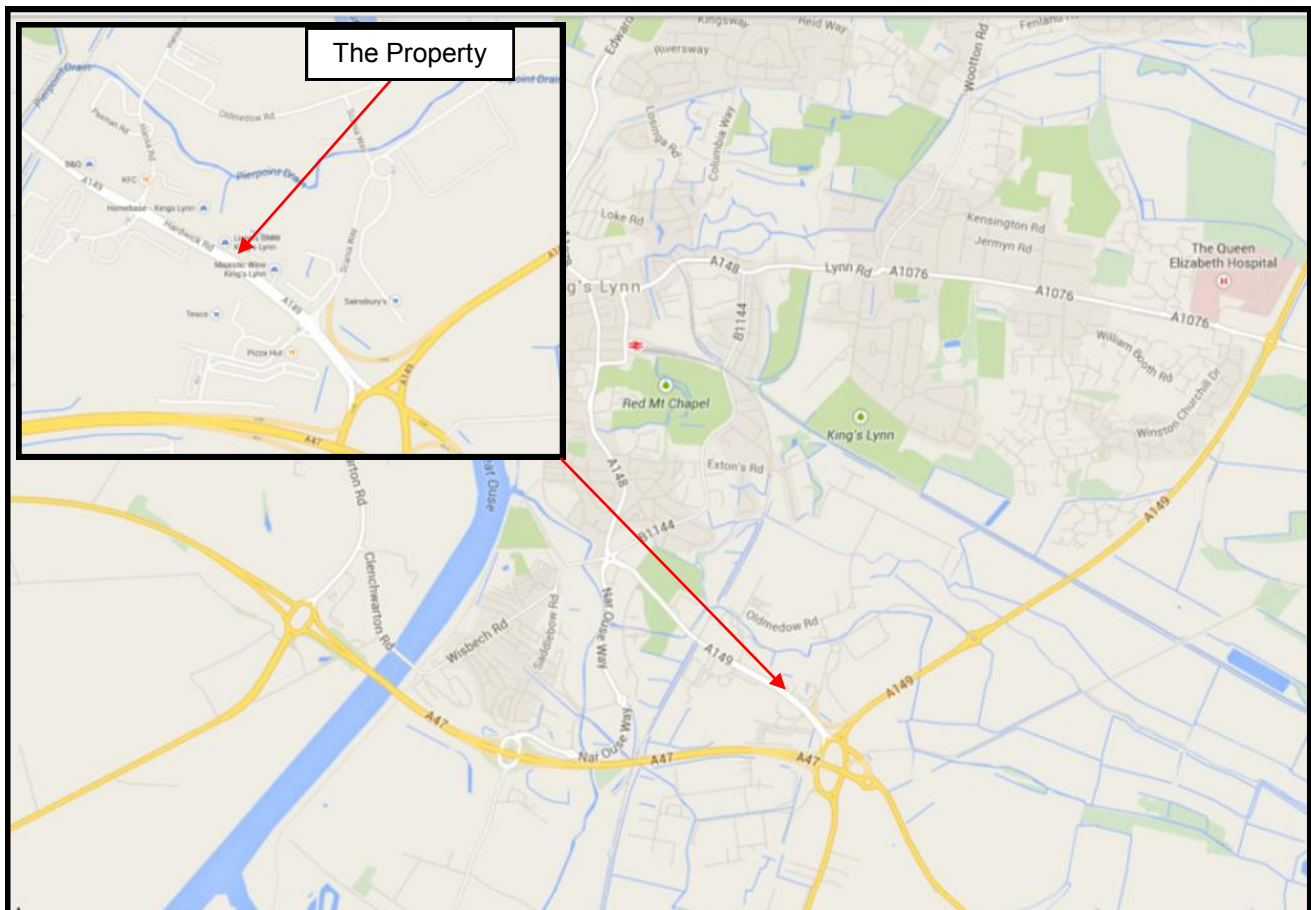


Important Notices

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LOCATION PLAN



NatWest, Hardwick Road, King's Lynn, Norfolk

Based upon the Ordnance Survey
with the sanction of the controller of identification
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Not to Scale

DATE 01/2018

Cruso & Wilkin

This plan is published for the purpose of identification only,
and, although believed to be correct its accuracy is
not guaranteed.

Ref : 87/4

