



Well located Warehouse/Production Premises  
To be refurbished

5,573 to 11,909 sq ft (518 to 1,106 sq m)

- Secure yard area plus ample parking to front
- Situated on the popular Hardwick Industrial Estate
- Good clear height
- Offices and staff facilities

**UNIT 8-9 DENNEY ROAD, KING'S LYNN**  
**PE30 4HG**  
**TO LET / MAY SELL**

### Location

Denney Road is situated on the Hardwick Industrial Estate, the largest and most popular industrial estate in King's Lynn, which provides excellent access to all main routes - A10, A47, A17 and A149. Major companies represented on the estate include Master Foods, Foster Refrigeration, Hansatech, Tollit & Harvey and Snap-On Equipment.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, there is a mainline rail service to London King's Cross taking approx. 1 hour 40 minutes and there is an established port, trading particularly with Scandinavia and Northern Europe.

From the Hardwick Roundabout, take the exit to Kings Lynn town centre, then first right at the right lights onto the Hardwick Industrial Estate. Proceed through the estate to the Rollesby Road junction, turn left and Denney Road will be found on the right. Follow the road to the T-Junction where the property can be found on the left hand side.

### Description

Units 8 & 9 comprise a production/warehouse premises constructed in 1990. The unit is of clear-span steel portal frame construction, with brick/blockwork lower walls and profiled sheet steel elevations.

The two storey office block in Unit 9 contains a ground floor reception office and male, female/disabled cloakroom facilities and kitchen leading off a central corridor, whilst the first floor provides a good sized open plan office.

The units have a deep tarmacked forecourt and are served by twin 3.5m (11ft 6in) wide x 4.7m (15ft 5") high roller shutter service doors. Min eaves height 4.93m (16ft).

The preference is to let as a whole but sub-division may be considered.

### Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Unit 8</b>		
Warehouse/production including ancillary	517.7	5,573
<b>Unit 9</b>		
Warehouse/production, including two-storey ancillary and offices	588.6	6,336
<b>Total</b>	<b>1,106.3</b>	<b>11,909</b>

### Services

Mains water, electricity and drainage are connected to the property.

We have not carried out tests on any of the services or appliances. Interested parties should arrange their own test to ensure these are in working order.

### Business Rates

Rateable Value £35,028.00  
Rates payable £17,478.97

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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November 2021

### Terms

The property is offered to let on a new full repairing & insuring new lease for a term to be agreed. Rent upon application.

Please note that any lease will be subject to a satisfactory credit reference check.

A freehold sale may be considered.

### VAT

It is understood that VAT is applicable.

### Legal Costs

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

### EPC Rating

The property has an EPC rating of C.

### Viewing

To arrange a viewing or for further information, please contact:

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