

TO LET / SHED 15 / WAREHOUSE UNIT

39,045 SQ FT (3,627.4 SQ M)
PLUS 2.2 ACRE YARD

**BENTINCK DOCK,
PORT OF KING'S LYNN**
PE30 4NG /// both.books.bits



24/7 PORT
SECURITY



MINIMUM
EAVES HEIGHT
6.03 METRES



FLEXIBLE YARD
AREA AVAILABLE



HGV
ACCESS



4 GROUND LEVEL
LOADING DOORS



OVERVIEW

Shed 15 comprises a steel portal construction with cladding elevations and a minimum eaves height of 6.03 metres. The detached industrial/warehouse unit is equipped with energy-efficient LED lighting, a 3 phase electrical supply and 4 level loading roller shutter doors. Located close to a working quayside, the property is suitable for a variety of potential uses.

The unit will undergo a comprehensive refurbishment - more details available upon request.



PORT OF KING'S LYNN

Safety is ABP's licence to operate and at the Port of King's Lynn it underpins everything we do, from cargo operations and vessel movements to the management of our estate and infrastructure.

Located on the River Great Ouse with direct access to the North Sea, the Port of King's Lynn handles around 400,000 tonnes of cargo each year. The port has extensive experience handling grain, timber, steel, fertiliser and project cargoes across both its in-dock facilities and Riverside Quay. As a COMAH-regulated site, safety and operational excellence are at the heart of the port's operations, supported by recent investment in specialist vacuum lifting attachments to improve safety in pipe-handling operations.

Strategically positioned to serve the Midlands and wider UK market, King's Lynn can accommodate the largest vessels operating within the Wash ports, with vessel acceptance of up to 125 metres in length, 20 metres beam and 6 metres draught. Efficient cargo handling, inventory management and close proximity between berths and storage areas help deliver a streamlined service for customers.

RIVER GREAT OUSE

ALEXANDRA DOCK

BENTINCK DOCK



See more information on the Port of King's Lynn at:
abports.co.uk/locations/kings-lynn



PORT CAPABILITIES

Dock, Jetty or Quay	Quay Length	Depth of Water	Normal acceptance dimension of vessels			
			Length	Beam	Draught	Approx. dwt
Alexandra Dock	350m	5.3m	119m	13.85m	5.5m	4,000
Bentnick Dock	350m	5.3m	119m	13.85m	5.5m	4,000
Riverside Quay	220m	Tidal	125m	20.0m	6.0m	5,500

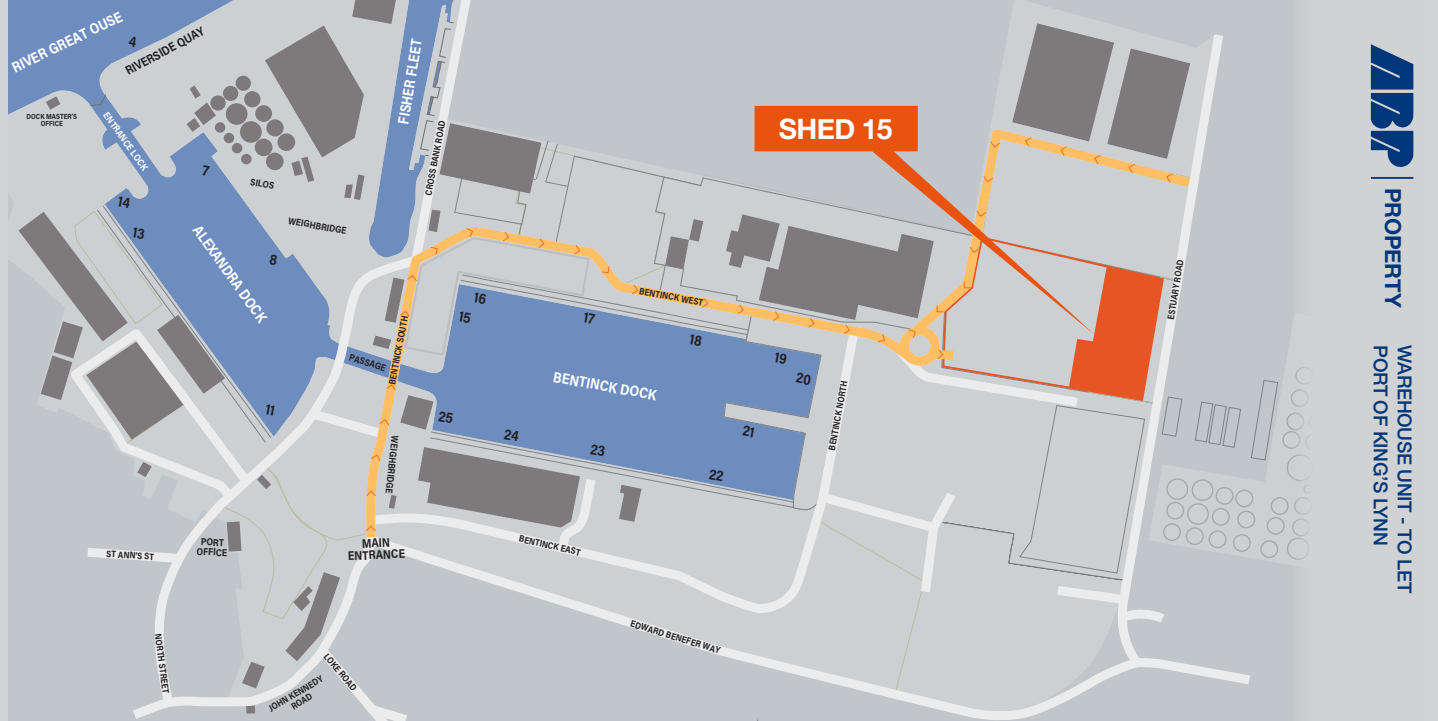
ACCOMMODATION

The accommodation provides the following GIA's

Area	Sq Ft	Sq M
Warehouse	38,335	3,561.4
Office & Welfare	710	66.0
Total	39,045	3,627.4
Loading Bay	4,968	461.6



39,045 SQ FT
2.2 ACRE YARD



PROPERTY

WAREHOUSE UNIT - TO LET
PORT OF KING'S LYNN

SPECIFICATION



MINIMUM
EAVES HEIGHT
6.03 METRES



LED
LIGHTING
THROUGHOUT



3-PHASE
POWER



24/7 PORT
SECURITY



CONCRETE
SURFACED
SERVICE YARD



HGV
ACCESS



4 GROUND LEVEL
LOADING DOORS

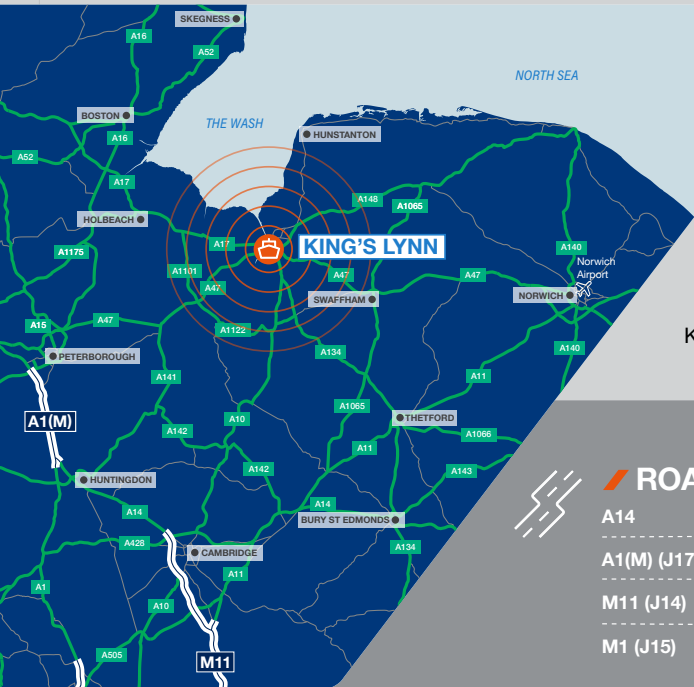


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LOCATION

The Port of King's Lynn is located on the Wash on the UK's east coast. Trunk roads connect the port to Leicester, the A1 and M1 to the West; and Cambridge, where the M11 leads down to the M25. Norwich Airport is just over an hour away by road and London Stansted Airport can be reached in one hour and 40 minutes. There are direct rail services from King's Lynn to Cambridge and London Kings Cross.



ROAD

A14	-	39 miles / 62km
A1(M) (J17)	-	40 miles / 64 km
M11 (J14)	-	46 miles / 74 km
M1 (J15)	-	80 miles / 128 km

TERMS

Shed 15 is available by way of a new Full Repairing and Insuring lease with terms to be agreed. Further information is available upon request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting agents for further information.



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