

TO LET // OPEN STORAGE LAND
0.50 acres – 4.96 acres



PARCELS A, B AND C
PORT OF KING'S LYNN

PE30 2ET /// dining.square.usual

- CAN BE TAKEN AS A WHOLE OR IN PART
- AVAILABLE IMMEDIATELY
- CONCRETE/TARMAC SURFACED
- HGV AND VESSEL ACCESS
- 24/7 PORT SECURITY
- FLEXIBLE LEASES CONSIDERED

OVERVIEW

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 forty minutes. There are direct rail services from King's Lynn to Cambridge and London Kings Cross.

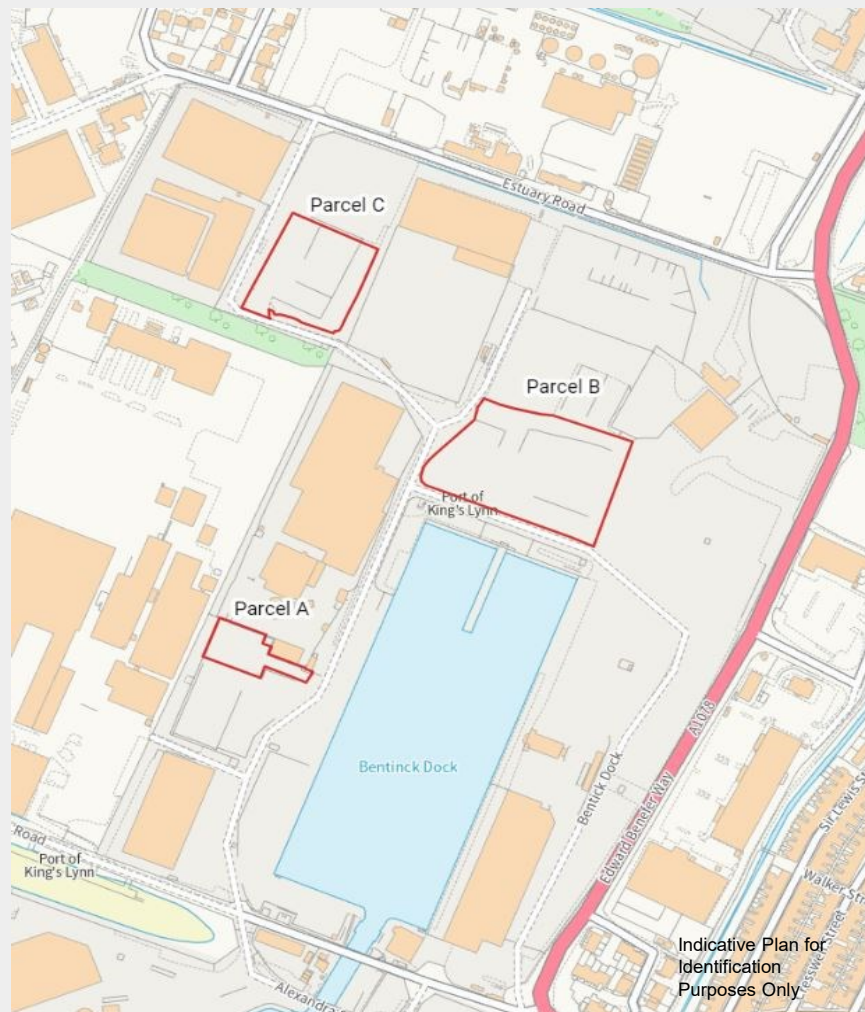
ACCOMMODATION

The accommodation comprises the following areas:

	Acres	Hectares
Parcel A	0.50	0.20
Parcel B	2.75	1.11
Parcel C	1.71	0.69
TOTAL	4.96	2.00

SPECIFICATION

- CONCRETE / TARMAC SURFACED YARD
- SERVICES CAN BE MADE AVAILABLE SUBJECT TO REQUIREMENT
- PART PERIMETER THRUST WALLING AT PARCEL C



PORT OF KING'S LYNN

King's Lynn, on the River Great Ouse with access to the North Sea, handles 400,000 tonnes of cargo annually. Alongside ABP's other East Anglian ports, Lowestoft and Ipswich, it contributes £360 million to the UK economy and supports 5,300 jobs. The port specialises in agribulks, and industrial project cargo, using both in-dock and Riverside Quay facilities.

Strategically positioned for distributing forestry products to the Midlands and the UK, King's Lynn handles 200,000 cubic meters of timber annually for producers including Metsa and Setra. With efficient cargo handling, inventory management, and short distances between berths and discharge points, the port ensures streamlined operations.



Parcel B

Parcel A



See more information on the Port of King's Lynn at:
property.abports.co.uk/port/kings_lynn/21153

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TERMS

Flexible Terms considered. Further information is available on request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting Agents for further information. Interested parties will be required to complete ABP site inductions.

RATEABLE VALUE

To be assessed.

SERVICES

None at present but can be made available subject to requirement.

VAT

We understand that VAT will be applicable.

BROWN & CO

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