



ROCHE

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**DANGERFIELD
PROPERTY**

dangerfieldproperty.co.uk

St John's Warehouse

St John's Business Estate
Downham Market
PE38 0QQ

» NEW HIGH-QUALITY WAREHOUSE/INDUSTRIAL UNIT

» 24,640 sq ft (2,289 sq m) plus canopy

AVAILABLE NOW

FOR SALE *OR* TO LET

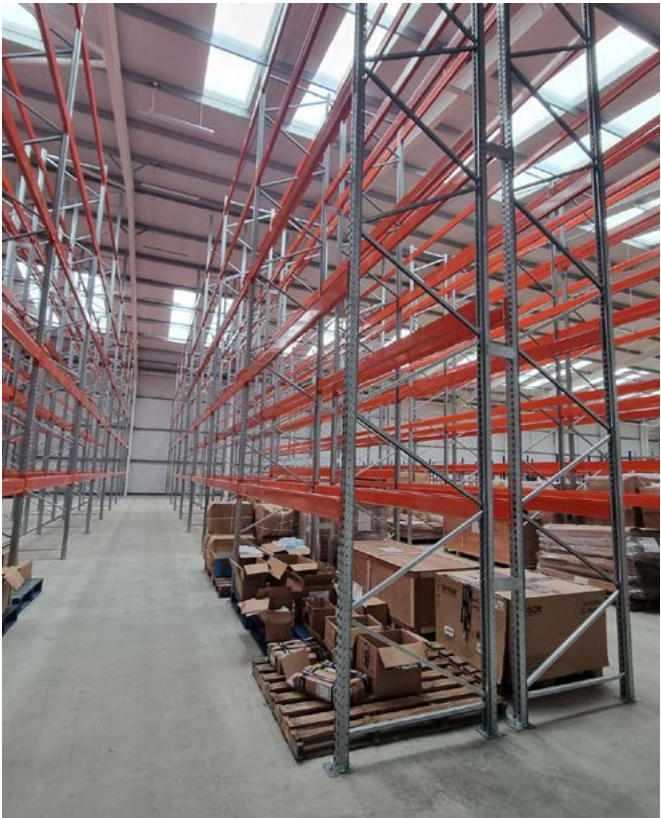
Description

The property is a warehouse/manufacturing facility which benefits from pallet racking.

The property comprises open plan warehouse with racking, with further ancillary accommodation providing office, canteen, kitchen, welfare facilities and manufacturing/further storage space. The property has eaves to a minimum of 7 metres with a canopy loading area, fully secure yard and associated parking.

The property benefits from an air source heat pump providing air handling to the office and welfare facilities, data cabling, fire and security alarm.

The site is fully fenced and secure



Accommodation

	sq ft	sq m
Warehouse	16,156	1,501
Ground Floor Ancillary	4,288	398
First Floor Mezzanine Storage	4,288	398
Total	24,732	2,297

» Energy Performance Certificate (EPC)

The property has an EPC Rating of A.
Full details are available.

» Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively, the freehold is available for purchase.

» Business Rates

The property has a rateable value of £170,000. This is not the amount payable.

» VAT

All figures quoted are exclusive of value added tax which may be charged at the prevailing rate.

» Rent and Price

Rent and Price on application.

Location

This high-quality warehouse is situated on the St John's Way Business Estate, Downham Market, with occupiers in the vicinity including Screwfix, Medequip and Accent Fresh.

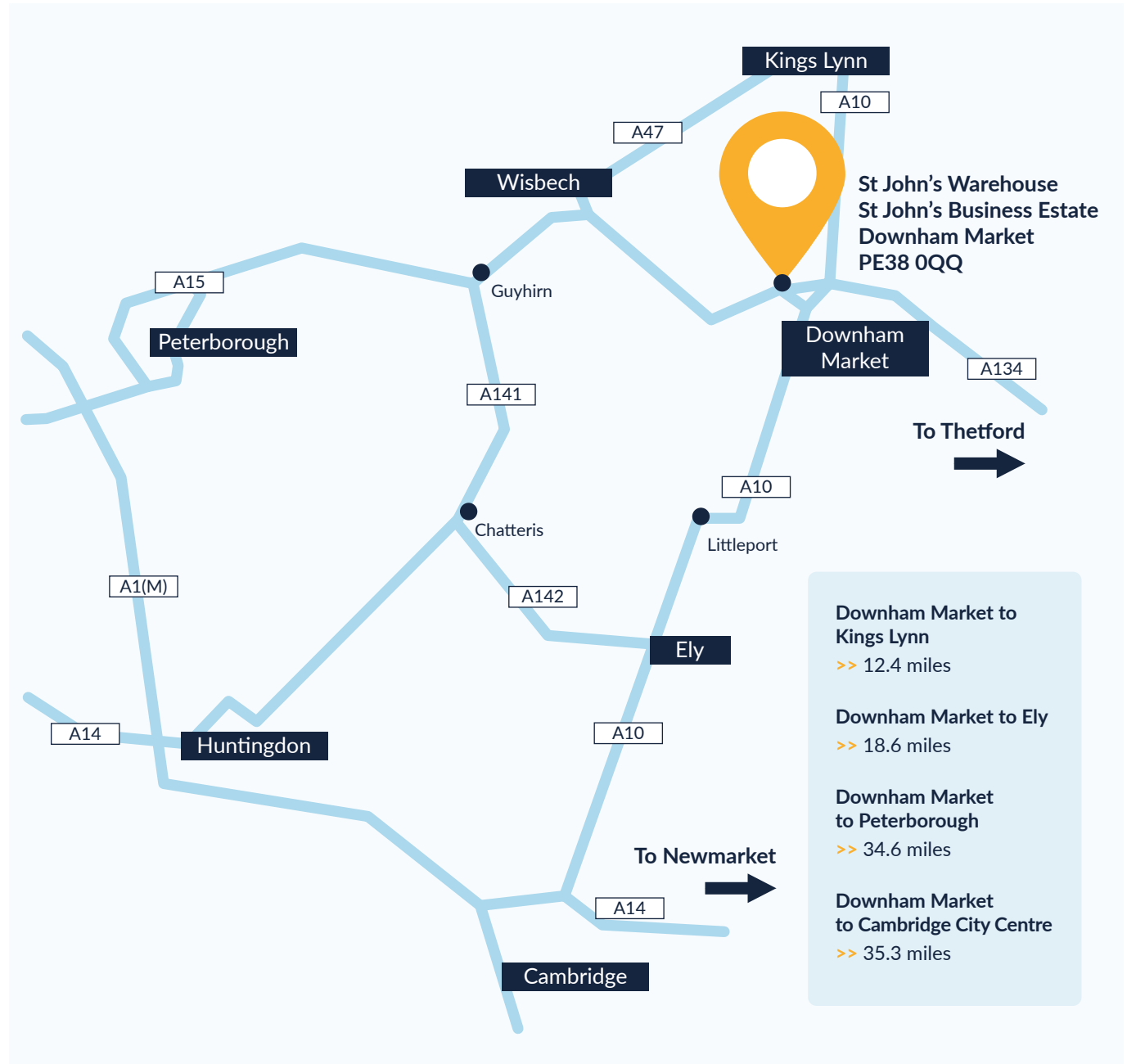
Downham Market is a market town, which has a wide range of leisure and retail facilities with a main line rail station to Kings Lynn, Cambridge and London.

Situation

The site is well located for accessibility to the A10.

Drive times are:

- Kings Lynn and A47 - 12.4 miles – 20 minutes
- Cambridge and A14 - 31 miles – 45 minutes



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Contact

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