

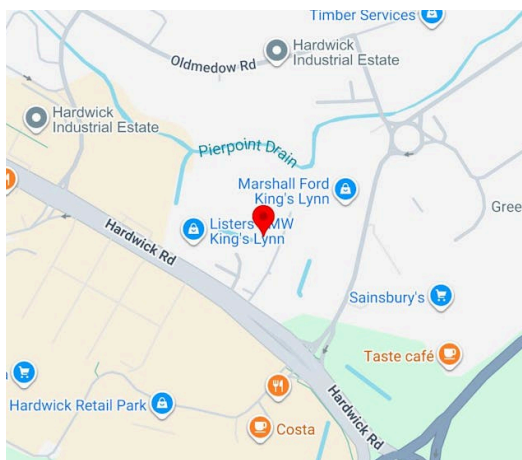


ROCHE

Unit 11, St. Hilary Park Road, King's Lynn, PE30 4ND

Trade Counter, Industrial / Warehouse To Let | £22,500 per annum | 2,350 sq ft

Modern Mid-Terrace Industrial Unit To Let, Kings Lynn

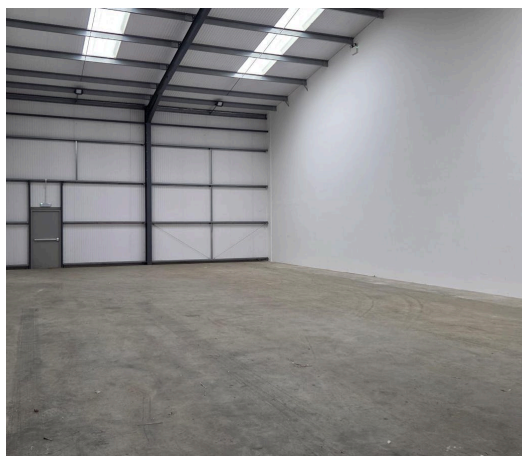


Location

St Hilary Park is located on the northern side of Hardwick Road - just off the main Hardwick roundabout - opposite Tesco supermarket and close by the Peel Centre, Pierpont and Campbells Meadow Retail Parks and is accessed between Formula 1 Autocentre and Topps Tiles.

King's Lynn is a sub-regional centre and the administrative capital of West Norfolk with a broad commercial and industrial base. Hardwick Road supports 3 major retail parks, two large supermarkets and a range of car dealerships and drive-thrus.

From the town centre proceed along London Road to the Southgates Roundabout, take the second exit onto Hardwick Road and follow for 1/2 mile, through the 'McDonalds, traffic lights and St Hilary Park Road will be found on the left hand side between Formula 1 Centre and Topps Tiles.



Description

Built in 2017, this unit has a good-sized roller shutter door with a glazed front and a personal door to the side. Internally, the unit is open plan, allowing scope for tenants to fit out to their individual requirements.

Externally, there is parking directly to the front of the property, with further parking available opposite. Nearby occupiers include: Switch Electrical, Auto Windscreens, Rebel 24, CTS Security, Tool Station and Euro Car Parts.

Key Points

- Situated in an established Trade Counter area
- Just off Hardwick Road
- 5.44m Eaves
- on-site parking

Accommodation

| Name | sq ft | sq m |
|---------------------|-------|--------|
| Unit - Ground Floor | 2,350 | 218.32 |

Terms

The Property is offered to let on a new full repairing and insuring lease for a minimum term of 3 years or multiples thereof.

Summary

- Rent: £22,500 per annum
- Business rates: The Valuation Office Agency website indicates that as from April 2026 the rateable value is £18,000
- Service charge: Currently £794.75 plus VAT per quarter.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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