



To Let

Warehouse / Industrial Units

Available As A Whole Or In Part

Flexible, Short Term Leases Considered

- 24/7 Port security
- Eaves height 3.4m
- HGV access
- Can be taken as a whole or in part
- Quayside location

West Bentinck Dock Site

Port of King's Lynn, King's Lynn, PE30 4NG

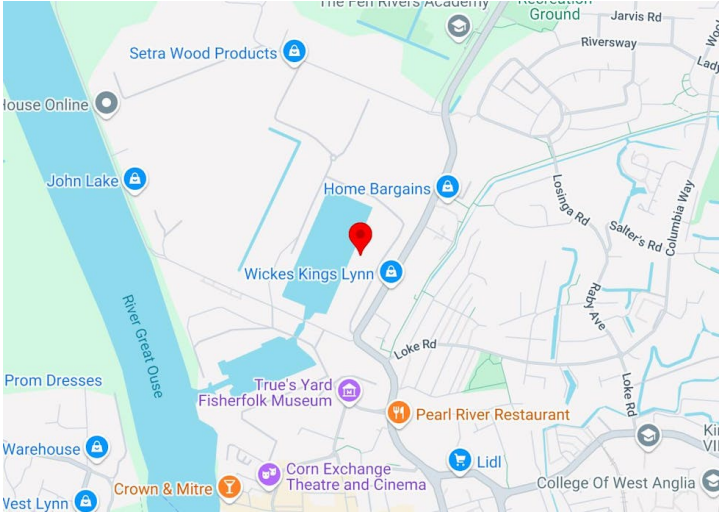
101,753 sq ft

9,453.16 sq m

Reference: #273034

West Bentinck Dock Site

Port of King's Lynn, King's Lynn, PE30 4NG



Summary

Available Size	101,753 sq ft / 9,453.16 sq m
EPC	Upon enquiry

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

Description

The site comprises a large warehouse complex located adjacent to the Bentinck Dock at the Port of King's Lynn. The accommodation totals 101,753 sq ft, including a range of unit sizes. The space is available as a whole or in part, providing flexible solutions for different requirements.

Port Capabilities

Vessel Size (Max)
Length 119.0 metres
Beam 13.85 metres
Draft 5.5 metres

Terms

Warehouses at Bentinck Dock are available by way of a new Full Repairing and Insuring lease with terms to be agreed. Further information is available upon request.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
1 - Open Fronted Store	3,750	348.39
2 - Workshop	917	85.19
3 - Sales Office	353	32.79
4 - Yard Office	225	20.90
5 - Production Mill	14,094	1,309.38
6 - Jobbing Mill	14,988	1,392.43
7-8 - Warehouse/Store Prep Area	48,521	4,507.75
9 - Main Office (2 Storey)	1,281	119.01
10-11 - Warehouse & Canopy	17,624	1,637.32
Total	101,753	9,453.16

James Saxby

07801 667692
james.saxby@jll.com

Gemma Constantinou

07936 038873
gemma.constantinou@jll.com