



# To Let

## To Let / Open Storage Land

- Can be taken as a whole or In part
- Available immediately
- Concrete/tarmac surfaced
- HGV and vessell access
- 24/7 Port security
- Flexible leases considered

### Parcels A, B & C, Port of King's Lynn

King's Lynn, PE30 2ET

---

**0.50 to 4.96 Acres**

0.20 to 2.01 Hectares

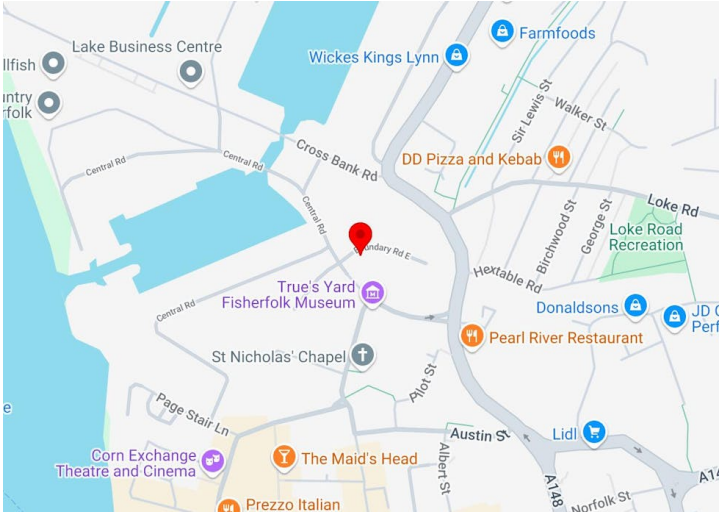
---

**Reference: #275692**

# Parcels A, B & C, Port of King's Lynn



King's Lynn, PE30 2ET



### Summary

|                |                                            |
|----------------|--------------------------------------------|
| Available Size | 0.50 to 4.96 Acres / 0.20 to 2.01 Hectares |
| EPC            | EPC exempt - No building present           |

### Description

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.

### 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.

### Accommodation

The accommodation comprises the following areas:

| Description | Size       |
|-------------|------------|
| Parcel A    | 0.50 Acres |
| Parcel B    | 2.75 Acres |
| Parcel C    | 1.71 Acres |

### Specification

- Concrete / tarmac surfaced yard
- Services can be made available subject to requirement
- Part perimeter thrust walling at parcel

### Terms

Flexible Terms considered. Further information is available on request.

### 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

### 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.

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 11/11/2025

