

NEW WAREHOUSE / INDUSTRIAL UNIT TO LET (MAY SELL)

24,780 sqft (2,303 m²) inc. mezzanine 4,328 sqft (402 m²)

**ST JOHN'S WAREHOUSE, ST JOHN'S WAY,
DOWNHAM MARKET, PE38 0QQ**



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property Tel: 020 8886 7449

Dangerfield Property Limited is a Private Limited registered in England and Wales, Registered Number 11815131. VAT No: 316 6522 12

Registered office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

Summary

- Brand new warehouse / industrial unit on secure self-contained site.
- 24,780 sqft (GIA) including mezzanine 4,328 sqft (402 m²).
- High specification construction, ready for immediate occupation.
- 7 metre eaves, 10 metres to apex.
- EPC Energy Rating A (20)
- New lease for a term by arrangement. (Freehold available)
- Terms on application.



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Location

The property is situated on St John's Way Business Estate, to the south west of the town of Downham Market. The area has recently been developed and other local occupiers include Screwfix, Medequip and Accent Fresh.

Downham Market is located approximately 12 miles south of Kings Lynn and approximately 35 miles from Peterborough to the west and Cambridge to the south. The nearby A10 provides connections to the A11, A14 and national motorway network. Downham Market main line station is close by with services to Kings Lynn, Cambridge and London.

Description

The property comprises a newly constructed, high specification warehouse / industrial unit, with an eaves height of 7 metres and ancillary ground floor office areas, staff facilities, canteen and toilets. The property benefits from a covered loading bay to the side, accessed from a secure self-contained yard, which also provides car parking at the front and rear.



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Gross Internal Floor Areas (GIA)

Ground floor warehouse / industrial	16,124 sqft	(1,499 m ²)
Ground floor offices / ancillary	4,328 sqft	(402 m ²)
Mezzanine	<u>4,328</u>	<u>(402 m²)</u>
TOTAL	24,780 sqft	(2,303 m²)

Terms

The property is available by way of a new lease for a term by arrangement subject to periodic rent reviews. Alternatively a freehold sale will be considered.

Quoting terms on application.



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Business Rates

To be assessed.

Energy Performance Certificate (EPC)

Energy Rating A (20)

Viewing

Strictly by appointment with Sole Agents, Dangerfield Property

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