



Campbell's Meadow Business Park

Hardwick Road,
King's Lynn PE30 4NA

Trade Counter Units



Campbell's
MEADOW

For Sale or To Let

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Trade Counter Units



Internal Trade

Location

Campbell's Meadow Business Park is located off the Hardwick Road in King's Lynn. The business park is located to the rear of the new Tesco/Dobbies Superstore and offers good accessibility to the Hardwick Road Roundabout and has connections to the A10, A47, A17 and A149. The location is popular for both food and non-food retailers with nearby occupiers including B&Q, Comet, Cost Coffee and Pets at Home.

Description

The Trade Counter accommodation consists of 5 separate units in a terrace which are constructed around a steel portal frame with concrete and brick footings with composite cladding above. Amenities include:

- Forecourt parking • Trade counter access
- First floor office accommodation • Eaves to 7 metres

Accommodation

Each unit has the following net internal areas:

	sq ft	sq m
Ground Floor	3,785	351.6
First Floor	744	69.1
Total	4,529	420.7

Energy Performance Certificate

The properties have not had an Energy Performance Certificate provided, as yet, as they are without power. As soon as the properties have power a certificate will be provided for occupiers.

Rates

The property is yet to be assessed and interested parties should make their own enquiries of King's Lynn and West Norfolk Borough Council (01553 616200).

Terms

The property is available either on a leasehold or freehold basis. Full terms are available on request.

Viewing

Strictly by appointment through sole selling/letting agents:

Sam Kingston 01603 756333 (Direct Dial) sam.kingston@rochesurveyors.co.uk



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