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## **Lincoln Court BRYGGEN ROAD King's Lynn PE30 2HZ**

**TO LET Suite 1 £5,500 pax/Suite 2 £11,100 pax**

### Two First Floor Office Suites

- Situated on North Lynn Industrial Estate
- Office, Cloakrooms & Shared Kitchen
- Meeting Room Facilities
- Ample Parking Available

**37 – 80 sq m (398 – 861 sq ft)**

**Location**

The property is located on the North Lynn Industrial Estate, off Edward Benefer Way one of the main arterial routes into King's Lynn centre.

The property is conveniently situated off Bryggen Road, in this busy commercial estate.

King's Lynn is a popular traditional market town with a population of approximately 40,000 and serves a large catchment area. The town is an historic port and market town and is an important sub-regional centre situated on the southern shore of the Wash. The town is served by A47, Gt Yarmouth - Birmingham Trunk Road, A17 (to the north A10 Cambridge (M11)). There is also a main line link to London King's Cross.

**Description**

The property comprises two new high quality first floor office suites within Lincoln Court.

Property includes two office suites offered to let with cloakrooms and a shared kitchen along with meeting room facilities.

**Accommodation**

	m <sup>2</sup>	ft <sup>2</sup>
Office Suite 1	37	398
Office Suite 2	80	961
Shared Kitchen, Board Rooms		

**Services**

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

**Business Rates**

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

**VAT**

VAT is applicable to rent.

**Legal Costs**

Both sides will bear their own legal costs in this transaction.

**EPC**

Office Suite 1: B  
Office Suite 2: B

**Viewing**

Strictly by appointment with the Letting Agent.

**Brown & Co**

Market Chambers  
25-26 Tuesday Market Place  
King's Lynn  
Norfolk,  
PE30 1JJ

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