



TO LET

INDUSTRIAL / WAREHOUSE UNITS

HARDWICK NARROWS - KING'S LYNN

- > Excellent location on close to a major King's Lynn retail park
- > Easy access to A47, A17, A10 and A149 and situated adjacent to the town's southern bypass
- > High specification including entrance lobby, office space, kitchen, WC and disabled WC
- > 6 high quality units totalling each offering 204 sq m - 297 sq m (from 2,200- 3,200 sq ft)
- > Forecourt car parking with steel paling security fence
- > Broadband access available
- > 3 phase electricity supply



BEECHWOOD
ESTATES & DEVELOPMENT

DESCRIPTION

Units 2 -7 at Beveridge way were built in 2003 and are now managed by the original developers - Beechwood Estates. The modern units offer excellent warehouse/industrial accommodation with additional office, kitchen, lobby space and toilets - all on the groundfloor. Each of the units is built to a high specification with block work to a height of 2.5m and plastiscol coated steel cladding above providing an eaves height of 5.5m.

Beveridge Way is ideally located on the Hardwick Narrows Trading Estate close to King's Lynn's Southern bypass and offering easy access to the A47, A10, A149 and A17, There is on site car parking for 8 cars available with each unit and each forecourt is protected by steel paling fencing with gates.

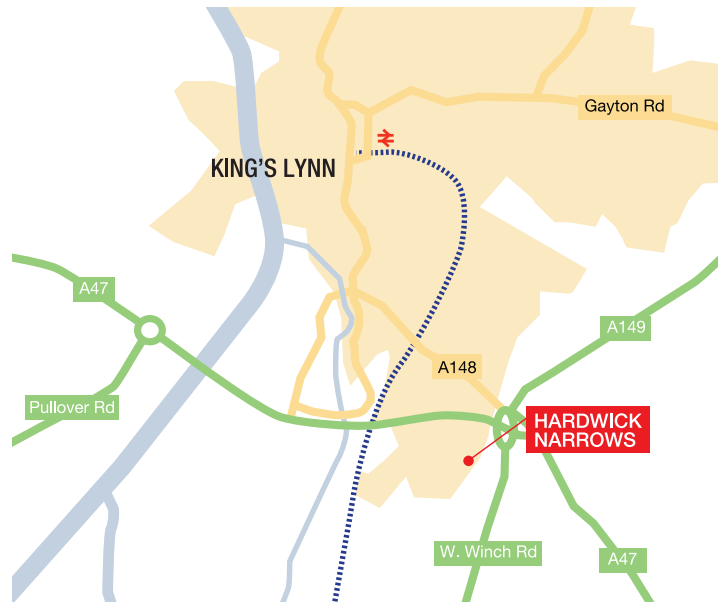
King's Lynn's historic town centre (with a mainline railway station providing a regular service to Cambridge and London) is only 2 miles. Hardwick Narrows Trading Estate is home to a wide range of businesses from Mercedes and Ford Dealerships through to a Ramada Hotel. Close by there is also a major retail park with a range of bluechip businesses including Tesco, PC World and Pizza Hut - all easily accessible from the nearby Hardwick Road.

VIEWING

Strictly by appointment. Contact James Arnold direct dial
01223 264576

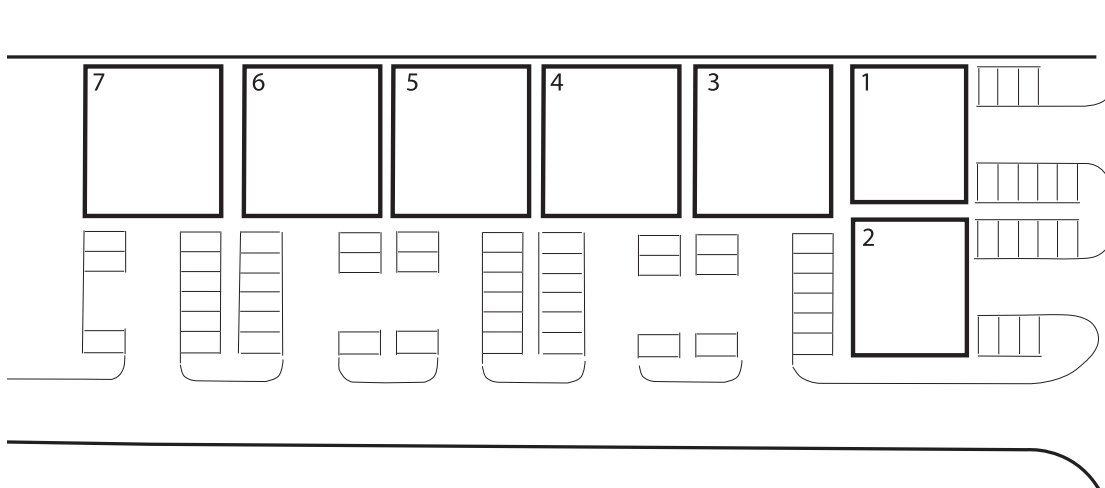
ACCOMMODATION

The individual suites comprise the following areas, which are approximate and for guidance only.



Units 2-7
Beveridge Way, Hardwick Narrows Estate
King's Lynn, Norfolk PE30 4NB

Unit	Gross Internal Area		Designated Car Spaces
	m ²	sq ft	
2	204	2,200	8
3-7	297	3,200	8



Office spaces 3.4m x 3.7m (11ft 1" x 12ft 1")



CONTACT James Arnold

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