

# 01277 201300

Mass & Co Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# FREEBRIDGE PARK, KING'S LYNN, NORFOLK, PE34 3LW

## FREEHOLD - 2 SERVICED PLOTS AVAILABLE WITH PLANNING. LEASEHOLD CONSIDERED

36,080 sq.ft - 57,113 sq.ft ( 3351.94 m<sup>2</sup> - 5305.97 m<sup>2</sup> )



### Planning & Use

The site has the benefit of planning permission for a range of different uses, including retail, offices, light industrial, distribution and trade counters.

#### Viewing & Further Information

Strictly by prior arrangement with either:

Mark Burton

Mass & Co - 01277201300 or 07557 763561

mark@massandco.com

**Bob Delafield** 

Waterfront Property Consultants - 07810 435188

r,delafield@btopenworld.com

#### Location

Freebridge Park is strategically placed and the heartlands of west Norfolk and east Lincolnshire. It ha direct links onto A47 and A17 and is only 2 minutes away from the A10 and A149...

Freebridge Park already has adjoining roadside facilities and established amenities including Costa, McDonald's, Premier Inn, Brewers Fayre and Shell petrol filling station..

In view of the existing substantial presence with easy access/egress of Pullover roundabout, demand is such that only two plots remain available.

# Accommodation

Two serviced plots available. Demand is anticipated from business space, retail and trade counter end users together with other sui generis uses. Please see the brochure below.

#### **Terms**

On application - available on either a freehold or leasehold basis.

- 8. Co for themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:
  i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
  ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
  iiii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.