

REGIS PLACE



Regis Place @ North Lynn

An exciting business development of high quality office units with air-conditioning and allocated parking, located in a prime King's Lynn location

For Sale | To Let



'Design & Build' Option for a Tailormade Solution

BESPOKE BUILD OPPORTUNITY

up to **4,000 sq ft** (371 sq m)



ARTISAN (UK)
DEVELOPMENTS

creating space for business™

BREEAM Approved Assessor



'Design & Build' Option for a Tailormade Solution

Design & Build

We're now offering the last Design & Build opportunity at our Regis Place development, which can provide you with modern, bespoke office premises unique to your specific business requirements:

- One single unit up to **4,000 sq ft** (371 sq m)
- High specification premises designed to meet your needs

Specification

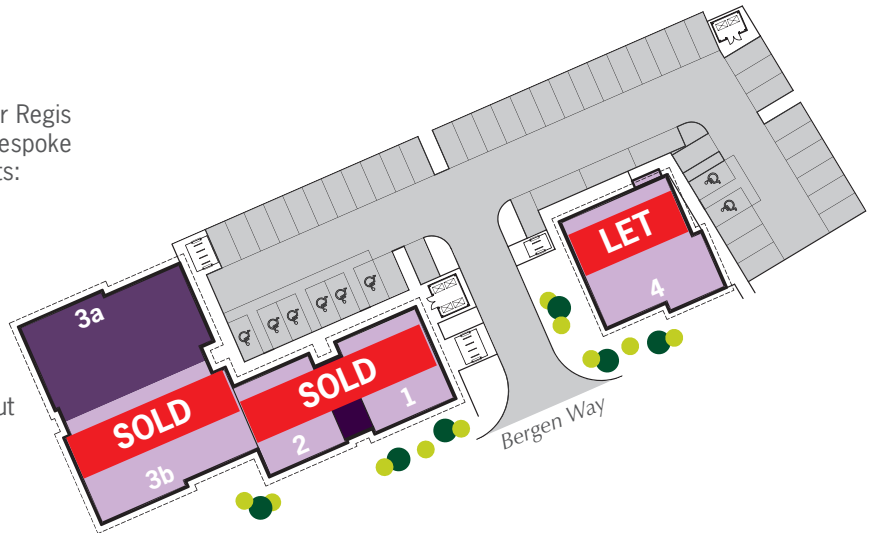
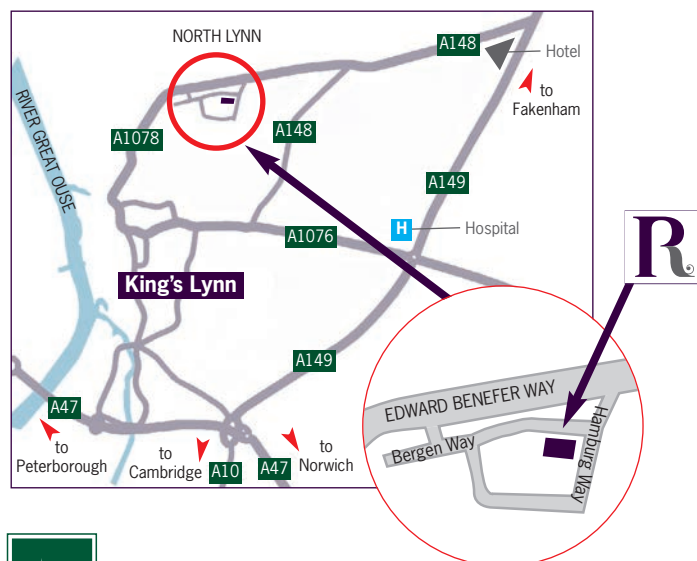
We provide bespoke fit-out options specific to your needs, but the following features come as standard:

- air conditioning
- raised floors
- fully carpeted
- male and female WCs
- disabled WC
- kitchenette
- double-glazed windows
- door security
- allocated parking
- attractive landscaping
- built to the latest regulations

Location

Regis Place is located in the popular North Lynn business area of King's Lynn, situated on a prominent corner at the junction of Hamburg Way and Bergen Way. The business estate is directly off the northern by-pass (Edward Benefer Way), and approximately one mile from King's Lynn town centre.

Sat Nav Ref.: PE30 2ND



Phase 1: LET / SOLD

Last Design & Build option up to 4,000 sq ft

	Size (sq ft / sq m)	Parking Allocation
1	SOLD to BOROUGH COUNCIL OF KINGS LYNN & WEST NORFOLK	
2		
3a	4,000 sq ft / 371 sq m	13
3b	SOLD to WARD GETHIN ARCHER	
4	LET to PORVAIR plc	

*Detailed planning has been secured, and construction can commence immediately, with occupation feasible within 6 months of signing contracts.

Freeholds / Leaseholds

Freehold or Leasehold upon application. Leases are fully repairing and insuring. VAT will be charged on the purchase or rental price. The scheme is fully managed and a service charge is payable for maintenance of the development's common areas.

None of the statements contained herein are to be relied upon as statements or representations of fact. All photographs are indicative of proposed building design. All interested parties are encouraged themselves to verify the accuracy of any statement. Any measurements, maps, distances or times stated are approximations only. These particulars do not constitute or form part of an offer or contract. Unless otherwise stated all prices and rents are quoted exclusive of VAT. July 2013. Design by www.everlookmarketing.co.uk



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Contact and Viewing
Please contact our appointed agents:



artisandevelopments.co.uk