

EVERLAST GYMS • HAMBURG WAY • NORTH LYNN INDUSTRIAL ESTATE

KING'S LYNN • PE30 2ND



UNIQUE FREEHOLD OPPORTUNITY WITH CHANGE OF USE POTENTIAL

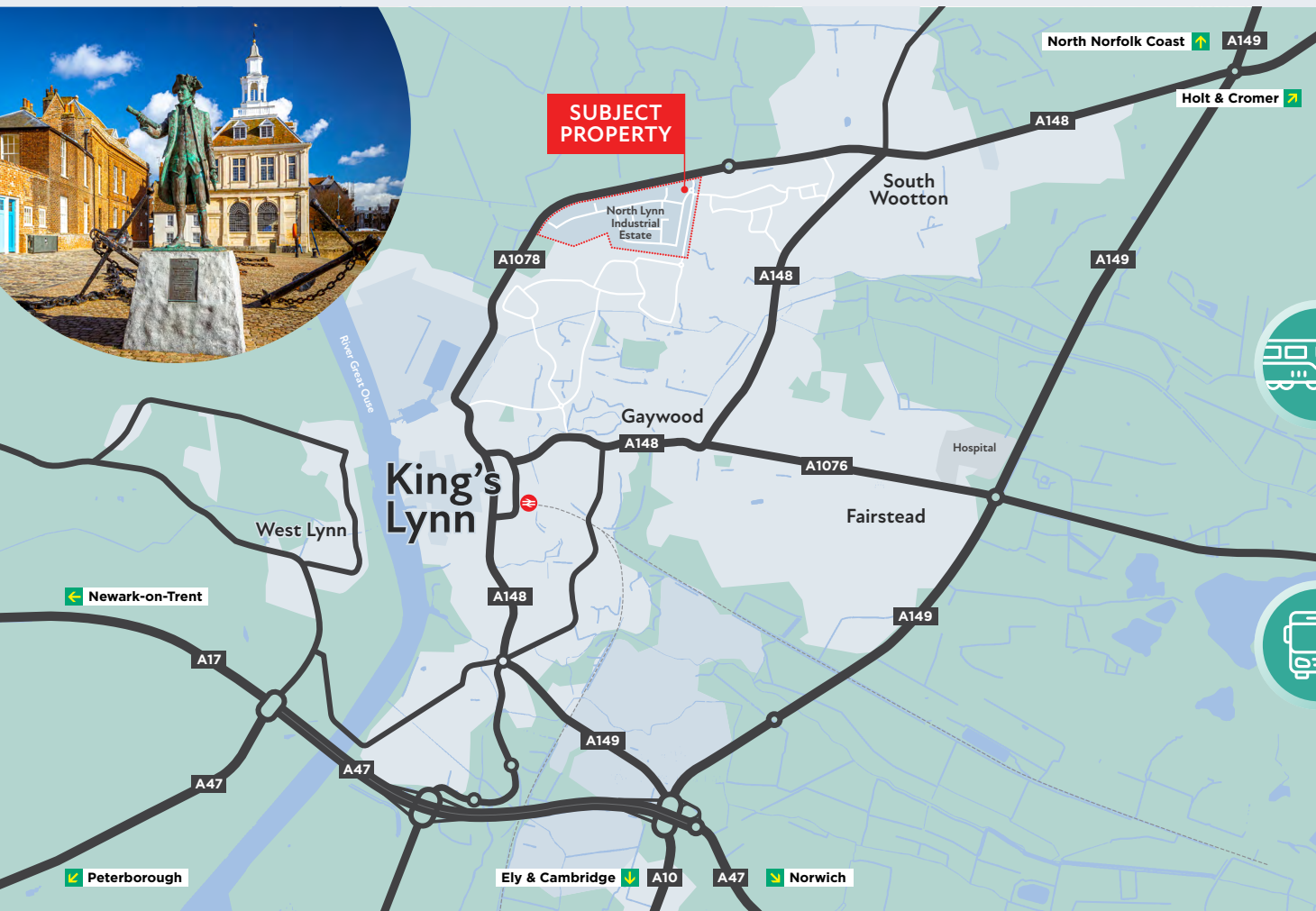
NORTH LYNN INDUSTRIAL ESTATE



SITUATION

Located approximately 1.5 miles north of King's Lynn town centre, the North Lynn Industrial Estate is a modern, strategically positioned employment hub with a strong mix of office, industrial, warehousing, and motor trade facilities. Prominently situated along Edward Benefer Way, it offers excellent visibility and accessibility.

King's Lynn Docks lie just north of the town and are accessible via Edward Benefer Way, offering direct logistical advantages for firms dealing with imports/exports-including bulk cargo like agribulk, manufacturing, and recycling materials.



TRANSPORT

Road Access

- A47: The main east-west trunk road links King's Lynn with Norwich and Peterborough. It also connects to the A1 near Peterborough, opening routes to the national motorway network.
- A10: Runs south from King's Lynn through Ely and Cambridge down to London-following part of the ancient Ermine Street.
- A17: Extends west to Newark-on-Trent, crossing Lincolnshire fens, serving as a key route to the Midlands and holiday areas on the Norfolk coast.
- A149 & A148: Provide local routes north and east towards Hunstanton, Holt, Cromer, and travel along the scenic North Norfolk coast.

Rail Connections

- King's Lynn railway station sits at the end of the Fen Line, offering direct services to Cambridge and London King's Cross.
- King's Lynn to Cambridge: Around 38 trains daily, with journey times ranging from 48 to 55 minutes.

Bus & Local Transit

- Lynx routes connect King's Lynn to destinations like Hunstanton, Fakenham, Downham Market, Wisbech, Wells next the Sea, Sandringham, and more. They also manage the Coastliner 36, continuing the former Coasthopper coastal service.

DESCRIPTION

Externally the subject property is of steel construction with access from Hamburg Way and a large car park with sufficient space for 34 cars in front of the building as well as 35 to the left hand side of the property. The property benefits from two external entrances as well as rear fire escape with 'Everlast' signage above both front entrances.

Internally the property is fitted to Everlast's standard corporate identity and in good condition throughout. The Gym is fitted as a large open plan workout space with a mix of functional machines as well as cardio machines. The property benefits from 2 partitioned physio rooms as well as 2 rooms to the rear currently used for classes, aerobics and spin. The property also benefits from a large swimming pool with a depth of 1.2m, 17.5m length and 11m width.



TENANCY

Everlast Gyms is one of the UK's fastest-growing fitness brands, offering a high-quality, affordable gym experience across a growing number of locations nationwide. Owned by Frasers Group, Everlast has evolved from its heritage in boxing gear into a full-spectrum fitness brand designed to meet modern lifestyle needs.

The tenant will be in occupation at the point of purchase on a 3 year lease with a Landlord and Tenant break option every 6 months with 3 months prior written notice.

Accommodation



GROUND FLOOR
1,372.1 Sq M
14,769 Sq Ft



SITE AREA
0.44 Hectares
1.08 Acres



Indicative only.

Tenure

Freehold.

EPC

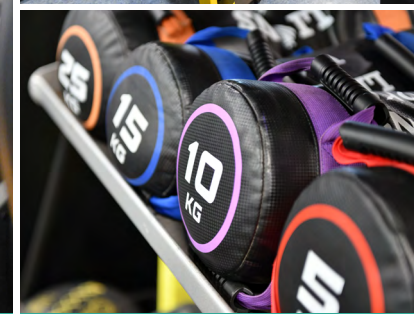
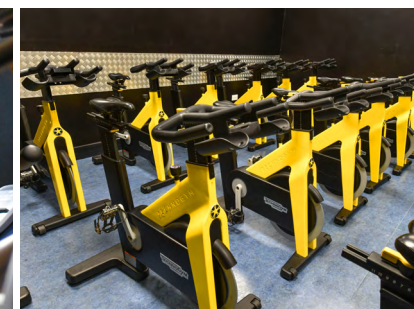
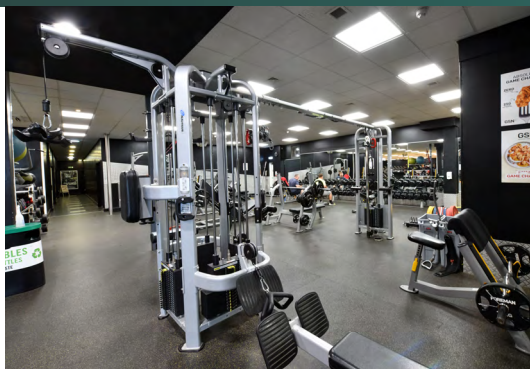
The property has an EPC rating of a B32.
A full report is available upon request.

Planning

Class E.

Rateable Value

£112,000.
UBR 25/26 £0.555.



PROPOSAL

Available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property is not elected for VAT.



FURTHER INFORMATION

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