

TO LET / WAREHOUSE / INDUSTRIAL UNITS

TOTAL 101,753 SQ FT (9,453.16 SQ M)

- Available as a whole or in part
- Flexible, Short Term Leases considered

**WEST BENTINCK DOCK SITE,
PORT OF KING'S LYNN**

PE30 2ET /// landed.system.zeal



24/7 PORT
SECURITY



EAVES HEIGHT
3.44M



HGV
ACCESS



CAN BE TAKEN
AS A WHOLE
OR IN PART

WEST BENTINCK DOCK SITE,
PORT OF KING'S LYNN

OVERVIEW

The site comprises a large warehouse complex located adjacent to the Bentinck Dock at the Port of King's Lynn. The accommodation totals 101,753 sq ft, including a range of unit sizes. The space is available as a whole or in part, providing flexible solutions for different requirements.



02

ALEXANDRA DOCK

RIVER GREAT OUSE

BENTINCK DOCK

PORT OF KING'S LYNN

King's Lynn, on the River Great Ouse with access to the North Sea, handles 400,000 tonnes of cargo annually. Alongside ABP's other East Anglian ports, Lowestoft and Ipswich, it contributes £360 million to the UK economy and supports 5,300 jobs. The port specialises in agribulks, aggregates, and industrial project cargo, using both in-dock and Riverside Quay facilities.

Strategically positioned for distributing forestry products to the Midlands and the UK, King's Lynn handles 200,000 cubic meters of timber annually for producers including Metsa and Setra. With efficient cargo handling, inventory management, and short distances between berths and discharge points, the port ensures streamlined operations.



See more information on the Port of King's Lynn at:
property.abports.co.uk/port/kings_lynn/21153



ACCOMMODATION

The accommodation provides the following GIA's

No.	Description	sq ft	sq m
1	Open Fronted Store	3,750	348.39
2	Workshop	917	85.19
3	Sales Office	353	32.79
4	Yard Office	225	20.91
5	Production Mill	14,094	1,309.38
6	Jobbing Mill	14,988	1,393.36
7-8	Warehouse/Store & Prep Area	48,521	4,507.75
9	Main Office (2 Storey)	1,281	119.01
10-11	Warehouse & Canopy	17,624	1,637.32
TOTAL		101,753	9,453.16

101,753 SQ FT
(on a total site of 5.3 acres)



PORT CAPABILITIES

Vessel Size (Max)

Length 119.0 metres

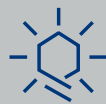
Beam 13.85 metres

Draft 5.5 metres

SPECIFICATION



QUAYSIDE
LOCATION



LED
LIGHTING
THROUGHOUT



3 PHASE
ELECTRICITY
SUPPLY



GROUND LEVEL
LOADING DOORS



24/7 PORT
SECURITY



TARMAC
SURFACED
SERVICE YARD



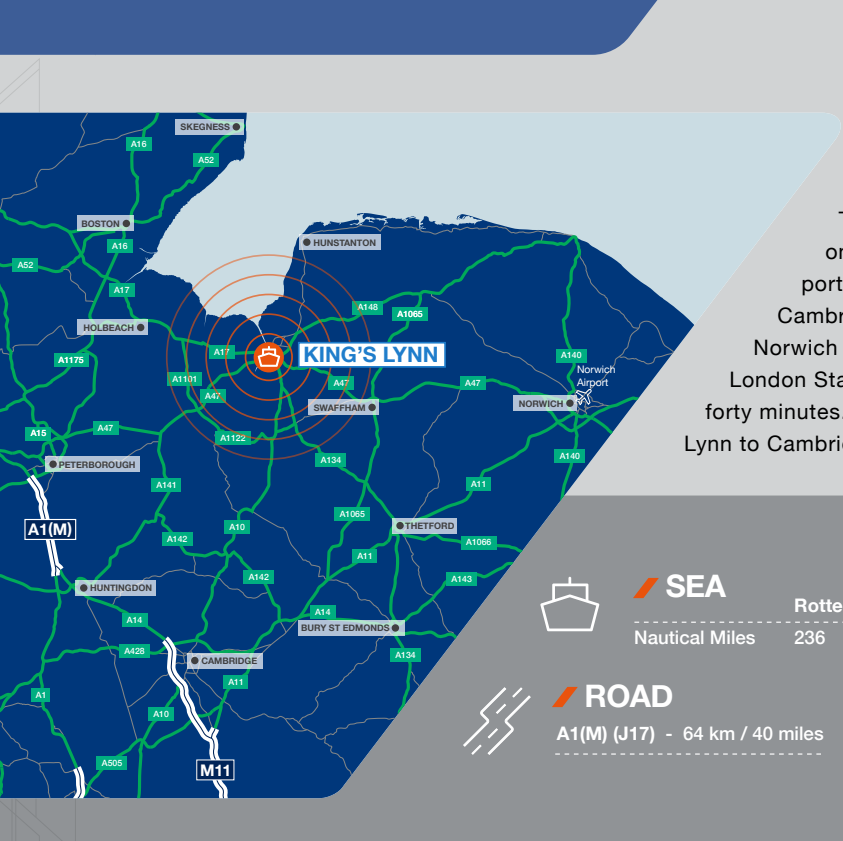
HGV
ACCESS



CAN BE TAKEN
AS A WHOLE
OR IN PART



04



LOCATION

The Port of King's Lynn is located on the Wash on the UK's east coast. Trunk roads connect the port to Leicester, the A1 and M1 to the West; and Cambridge, where the M11 leads down to the M25. Norwich Airport is just over an hour away by road, and London Stansted Airport can be reached in one hour and forty minutes. There are direct rail services from King's Lynn to Cambridge and London Kings Cross.



SEA

Nautical Miles

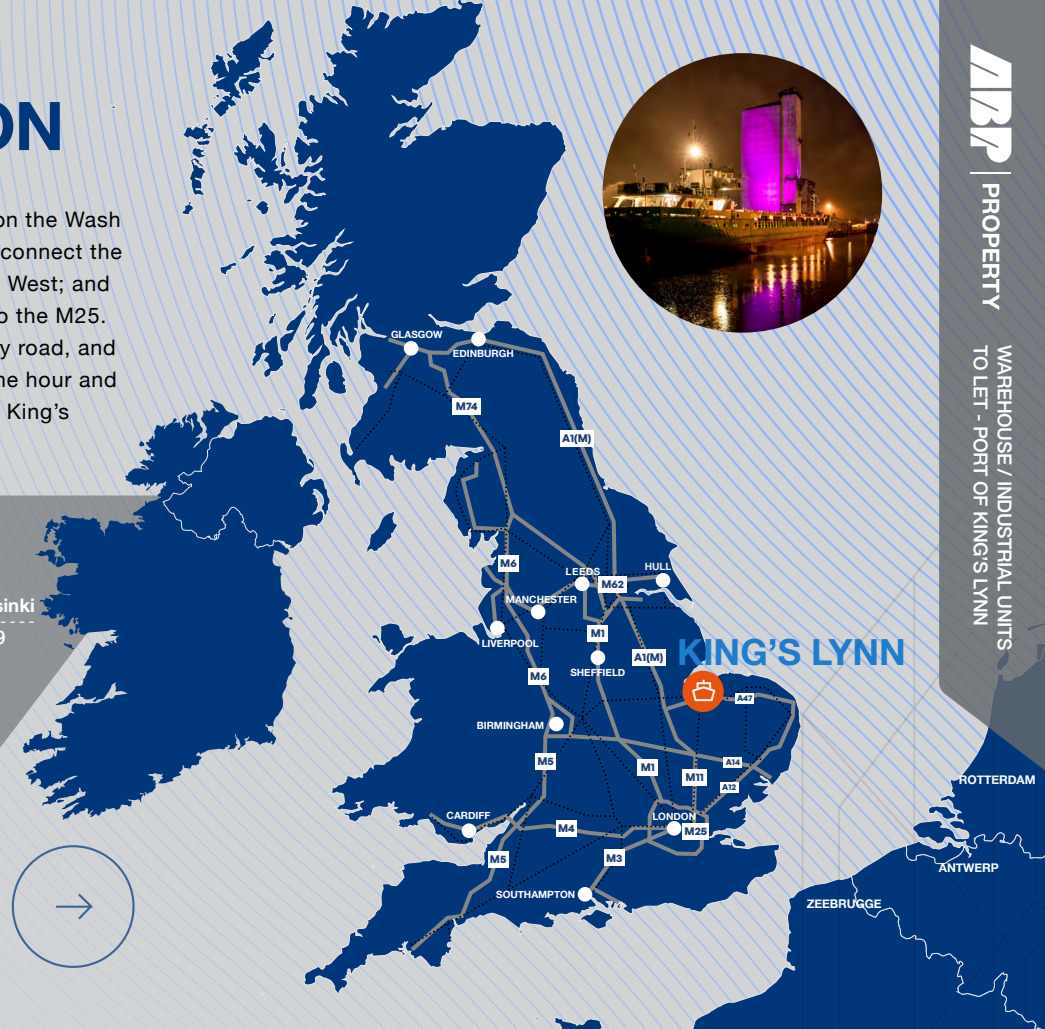
Rotterdam	Antwerp	Hamburg	Helsinki
236	237	434	1539



ROAD

A1(M) (J17) - 64 km / 40 miles

M11 (J14) - 74 km / 46 miles



TERMS

Warehouses at Bentinck Dock are available by way of a new Full Repairing and Insuring lease with terms to be agreed. Further information is available upon request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting agents for further information.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013
JLL, Brown & Co and Savills on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by JLL, Brown & Co and Savills has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is December 2024.



020 7493 4933
0115 908 2120

property.jll.co.uk

James Saxby

M. 07801 667 692

James.Saxby@jll.com

Gemma Constantinou

M. 07936 038 873

Gemma.Constantinou@jll.com



John Weston

M. 07931 588 220

John.Weston@Brown-co.com

Alex Brown

M. 07989 999 574

Alex.Brown@Brown-co.com

Savills Peterborough

savills.co.uk

01733 344414



William Rose

M. 07870 999 566

WRose@savills.com

James Anderson

M. 07977 034 282

James.G.Anderson@savills.com