

COMMERCIAL / OPEN STORAGE LAND – FOR SALE / TO LET



OMEX, Estuary Rd, King's Lynn PE30 2HH

3.3 Acres

1.34 Hectares

Carter Jonas

Key Highlights

- Rare freehold/leasehold opportunity
- Situated in an established industrial location
- Potentially suitable for development STP
- Excellent port access
- Offers invited on both an unconditional or subject to planning basis
- Leasehold: £100,000 pax (£0.75 per sq ft)
- Freehold: Offers invited in excess of £825,000
- Suitable for open storage



Location

The site is situated on Estuary Road within the established Riverside Industrial Estate in King's Lynn. The site benefits from excellent connectivity, with direct access to the A1078 (Edward Benefer Way), providing links to the A47, A148 and A149, and onward connections to the wider regional and national road network. The A47 offers strong east-west connectivity to Norwich (47 miles) and Peterborough (37 miles), while the A10 provides access south towards Cambridge (46 miles).

King's Lynn town centre is approximately 1.5 miles from the site, with King's Lynn railway station around 10 minutes away, offering regular services to London King's Cross (1hr 43 mins) via Cambridge (50 mins). The Port of King's Lynn is in close proximity, supporting logistics and distribution uses, while Norwich International Airport is approximately 1 hour by road.

The surrounding area is characterised by a mix of industrial, trade counter and logistics occupiers, highlighting a strong industrial environment including Setra Wood Products, Certas Energy, Goldstar, Ravago and Metsa Wood.

Description

The site extends to approximately 3.3 acres (1.34 hectares) and comprises a predominantly level and accessible parcel of land. The surface is a mixture of concrete hardstanding and natural ground materials.

The premises currently accommodates a range of existing structures, including several above-ground liquid storage containers, two steel storage tanks, a small electrical substation located centrally within the site. In addition, there is a large industrial warehouse unit positioned to the eastern part of the plot, together with a single-storey office building situated toward the front of the premises.

A fly through of the site can be seen following the link: <https://youtu.be/Ffrq-TfybQk>

Access / Services

The site benefits from three established access points, all taken directly from Estuary Road, allowing for good circulation. For further information regarding the utilities please contact the disposing agent for more information.

Plot Size

3.3 acres (1.34 hectares)



Planning

Planning permission was previously granted in 2023 for the construction of a large new shed of approximately 45,000 sq ft on the adjacent side which is also owned by OMEX. The proposed building was intended to comprise predominantly warehouse space with integrated office accommodation. **Reference: 23/00735/FM.**

Planning Policy

The King's Lynn and West Norfolk Local Plan 2021-2040, adopted on 27 March 2025, sets the long-term framework for development across the Borough, supporting sustainable economic growth and employment. Estuary Road (Ref: E1.12-EST) is mentioned and allocated as an employment site and forms part of a wider network of strategic locations, including Hardwick Industrial Estate, Saddlebow, Boal Quay, and West Winch Growth Area. This allocation reflects the Council's support for employment-led development at Estuary Road and highlights the site as a prime location for commercial growth.

Price

Leasehold: £100,000 per annum

Freehold: Inviting offers in excess of £825,000 on an unconditional or subject to planning basis.

Terms

The property is available either freehold or leasehold. Freehold interest for the premises known as part OMEX Agriculture Ltd, Estuary Road, Kings Lynn, PE30 2HH. Alternatively, the site is available to lease at a rent of £100,000 per annum. Lease terms are available by negotiation. The buyer or tenant of this site would have a priority option to purchase the remainder of OMEX's interest on the estate.

VAT

We understand VAT to be payable on the purchase price and rent.

Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

Legal Costs

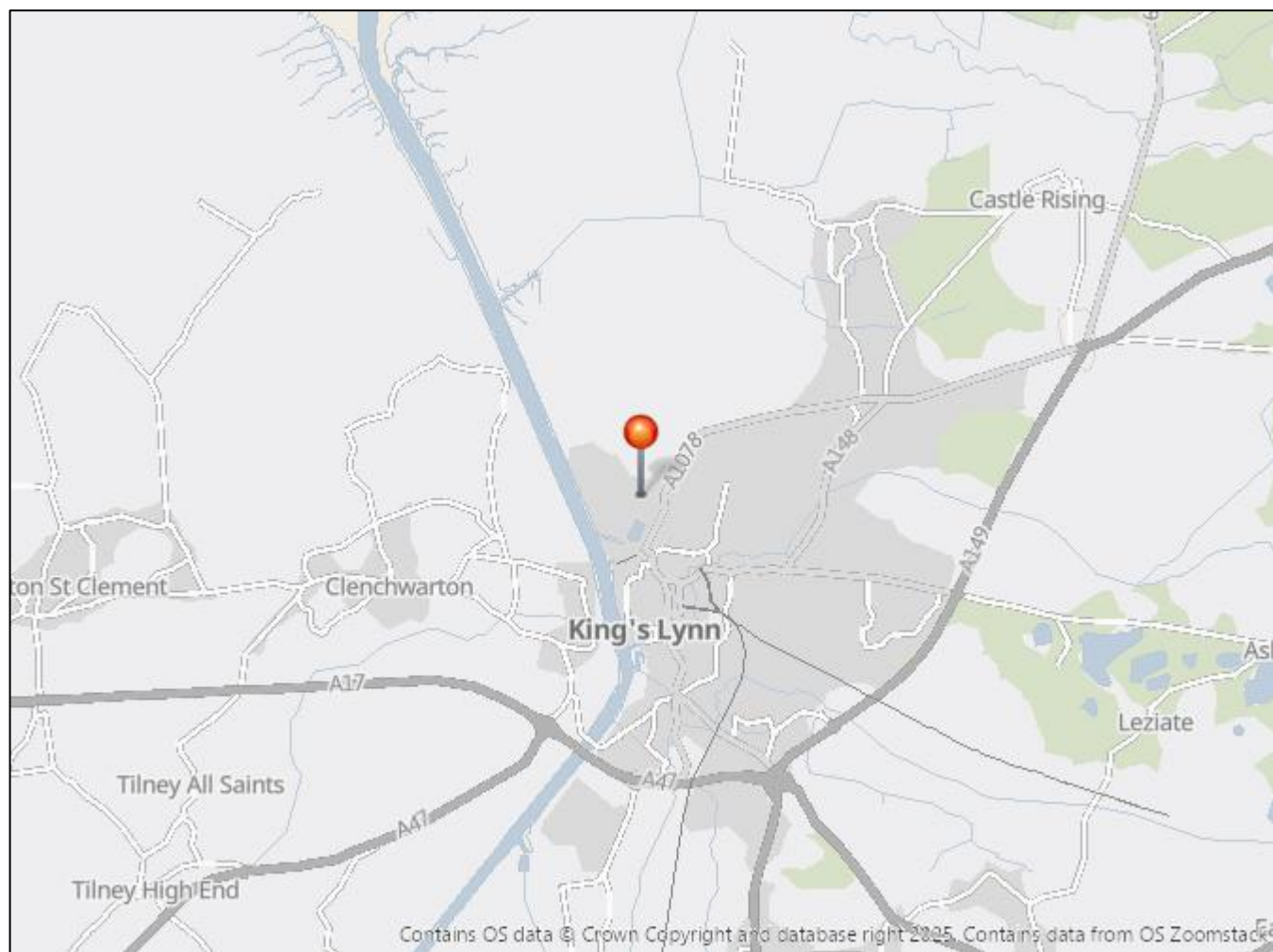
Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with sole agents Carter Jonas.



Location Map



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. February 2026.

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