



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

£350,000 + VAT



Ref: 1395

**Hillview Industrial Estate, Eastwood End,
Wimblington, March, Cambridgeshire,
PE15 0PU**

- Prominent Commercial Premises
- Multi-Occupancy Site
- Potential for Additional Unit
- Prominent Location
- For Sale as a Whole
- EPC Rating C





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LOCATION The property is prominently located on the outskirts of Wimblington, on the A141, south of the Fenland market town of March.

DESCRIPTION The property comprises a multi-occupancy industrial premises of timber frame construction with pitched roof. To the front of the property there is a concrete surfaced yard area providing parking and manoeuvring space.

The property is currently divided into four self-contained units, each with WC facilities, with a further communal storage area at the rear, which offers scope for further development of the site.

ACCOMMODATION

Unit 2

Warehouse	117.9m ²	(1,269ft ²)
Office	8.1m ²	(87ft ²)
Office	9.2m ²	(99ft ²)
Office	17.3m ²	(186ft ²)
Office	18.2m ²	(196ft ²)
Kitchen/Mess Room & WC		

Unit 3

Warehouse	171.5m ²	(1,846ft ²)
Store	4.8m ²	(52ft ²)
Office	9.4m ²	(102ft ²)
Mezzanine (Area below has height to 2.44m)	29.0m ²	(312ft ²)
WC		

Unit 4 (same Occupier as Unit 8)

Warehouse	79.4m ²	(855ft ²)
Office	25.1m ²	(270ft ²)
WC		

Unit 6

Warehouse	90.0m ²	(969ft ²)
Office	13.5m ²	(145ft ²)
WC		

Unit 7

Open Store	329.0m ²	(3,541ft ²)
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Unit 8

Warehouse	87.5m ²	(942ft ²)
Office	18.3m ²	(197ft ²)
WC		

AMENITIES Each unit benefits from a WC.

SERVICES Mains drainage, water and electricity are understood to be connected. Interested parties are advised to make their own enquiries of the relevant utility companies and drainage authority.

TERMS The property is offered For Sale freehold as a whole, subject to the existing tenancies, at a guide price of £350,000 + VAT.

All units are currently occupied. Current total rental income is £16,560 + VAT per annum and all Tenants are responsible for the outgoings.

RATES

Rateable Value (2015 List):

Units 1 & 6 £4,900

(Unit 1 is not included in the sale, however it has been rated with Unit 6).

Unit 2 £4,350

Unit 3 £4,050

Units 4 & 8 £4,250

Unit 7 £2,850

2017/18 Uniform Business Rates: 46.6p in the £

Interested parties are advised to make their own enquiries of the local Rating Authority (Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ Tel 01354 654321) as to the current rates liability.

VAT The property has been elected for VAT. As such, VAT is chargeable on the rent and VAT will be payable in addition to the purchase price.

LEGAL COSTS Each party will bear their own legal costs incurred in the transaction.

VIEWINGS Strictly by appointment with the Agent. For more information contact Harry Luff or Thomas Jupp.

PLANNING The current use of the property falls within Use Classes B1 (Business) and B8 (Storage or Distribution) as defined by the Town and Country Planning (Use Classes) Order 1987 (as Amended).

EPC RATING C

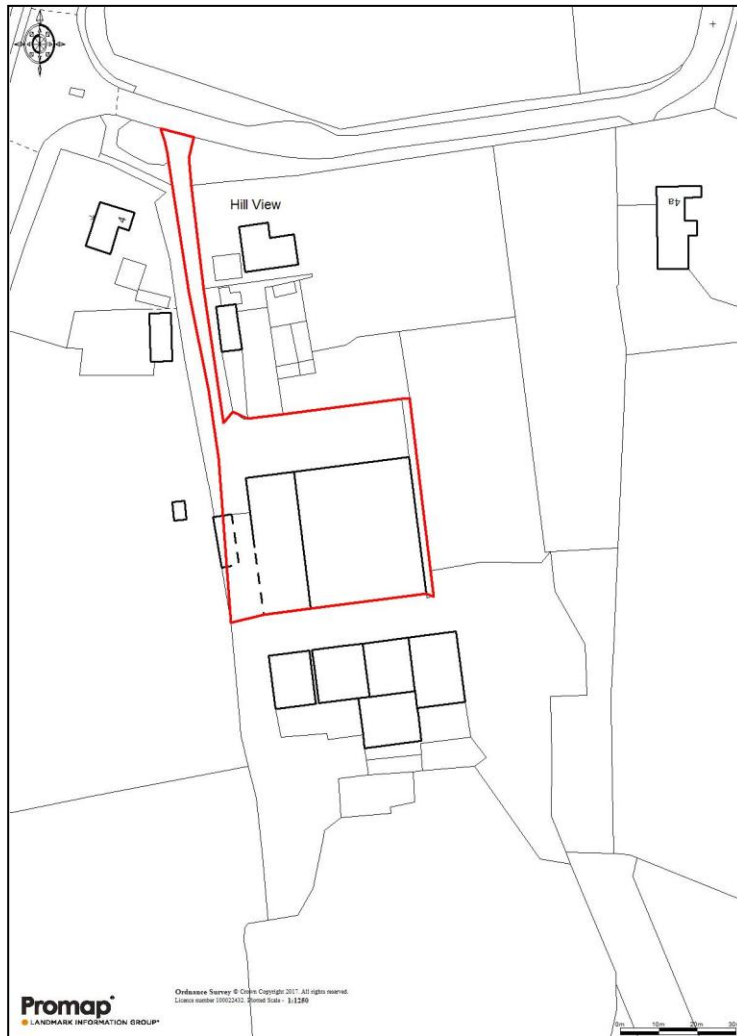
DIRECTIONS From the centre of March proceed south on the B1101 towards Wimblington. At the roundabout take the first exit (A141) towards Chatteris. After a short distance take the second left into Eastwood End and the property can be found on the right-hand side down a short driveway.

PARTICULARS PREPARED 13th January 2014

PARTICULARS AMENDED 25th June 2019



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Plan is for identification purposes only and is not to scale.



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- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES
- LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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