



MAXEY GROUNDS

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01945 428830
Commercial

**£3,000 per annum
per unit**



Ref: 22040

Units at Fort Farm, Gull Drove, Guyhirn, Wisbech, Cambridgeshire PE13 4BH

- 2 x Workshop/Storage Units
- Available as a Whole or as Individual Units
- Total of Approx. 191.2m² (2,057ft²) GIA (STMS)
- Each Unit Approx. 95.6m² (1,029ft²) GIA (STMS)
- Shared Off-Road Parking
- Available to Let on a New Lease



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LOCATION The Units are situated at Fort Farm, off Gull Road, Guyhirn.

DESCRIPTION Two self-contained Workshops/Storage Units each extending to approximately 95.6m² (1,029ft²) Gross Internal Area (STMS), of timber pole construction with galvanised corrugated metal sheet walls and roof, concrete floor and sliding doors to the front.

The Units are currently separated by a dividing wall, this can be removed to form a single, larger unit if required.

The Units are situated within a gated, shared-access yard and to the front is a large gravel area providing off-road parking.

ACCOMMODATION

Unit 3

Main Workshop/Storage Unit:
4.9m wide x 19.5m deep
Total: 95.6m² (1,029ft²) GIA

Unit 4

Main Workshop/Storage Unit:
4.9m wide x 19.5m deep
Total: 95.6m² (1,029ft²) GIA

SERVICES Currently, there is electricity connected in Unit 3 only. There are no other services connected to the Units.

TERMS The Units are available to Let either as a Whole or as Individual Units. The asking rent is £3,000 per annum per unit, with other lease terms to be agreed.

PLANNING In January 2014 planning consent was granted by Fenland District Council for a change of use from agricultural to storage (B8) under planning reference F/YR13/0801/F.

VAT It is understood that the property has not been elected for VAT, therefore there is no VAT payable in addition to the rent.

LEGAL COSTS Each party will be responsible for their own legal costs incurred in the preparation of the Lease.

SERVICE CHARGE Currently, there is no service charge payable for the Units.

VIEWING Viewing strictly by appointment with the Agent.

DIRECTIONS From the Guyhirn roundabout at Ring's End, proceed on the A47 and then turn right towards Guyhirn. At the T-junction, turn left onto Gull Road. After approximately 0.5 mile, turn left onto Gull Drive, proceed for approximately 1.3 miles, and the property will be on the right-hand side, set back from the road and accessed via a hardcore driveway.
///what3words: segmented.bulky.saucepan

EPC RATING Not Required

PARTICULARS PREPARED 16th March 2022

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.