

**MAXEY  
GROUNDS**

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**Commercial**

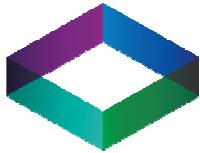
**£3,000 per annum  
per unit**



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. 191.2m<sup>2</sup> (2,057ft<sup>2</sup>) GIA (STMS)
- Each Unit Approx. 95.6m<sup>2</sup> (1,029ft<sup>2</sup>) 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 95.6m<sup>2</sup> (1,029ft<sup>2</sup>) 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: 95.6m<sup>2</sup> (1,029ft<sup>2</sup>) GIA

### Unit 4

Main Workshop/Storage Unit:  
4.9m wide x 19.5m deep  
Total: 95.6m<sup>2</sup> (1,029ft<sup>2</sup>) GIA

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

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.

**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 Drove, 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** 16<sup>th</sup> March 2022