



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

**To Let: POA + VAT**



Ref: 23048E

**Premises at Kingsland Farm, March Road,  
Coates, Whittlesey, Peterborough,  
Cambridgeshire PE7 2DE**

A modern commercial facility within easy reach of Peterborough and the A1 corridor extending to approximately 2,397m<sup>2</sup> (25,800ft<sup>2</sup>) Gross Internal Area and considered suitable for a range of food production and packing uses.

Available for short term let or a longer term agreement.



Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)



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**LOCATION** The premises are located on the outskirts of Coates, a growing Fenland village. Access is by way of a part-tarmac, part hardcore road off March Road (A605). Coates lies approximately 7.5 miles east of Peterborough and 16 miles north of Huntingdon, both of which provide good links to the A1 and A14.

**DESCRIPTION** A food packing and distribution facility extending in total to approximately 2,397m<sup>2</sup> (25,800ft<sup>2</sup>) sitting on a site extending to approximately 0.9 Hectare (2.23 Acres) Subject to Measured Survey. The property has most recently been utilised for soft fruit packing but lends itself to a number of alternative food uses subject to any necessary planning consents. Additional mezzanine storage above the property is available, if required, by separate negotiation.

## ACCOMMODATION

### "Double Span" Building

Pack House	15.1m x 12.0m	181.0m <sup>2</sup>
Cold Store	14.5m x 12.0m	172.8m <sup>2</sup>
Cold Store	11.6m x 7.4m	85.9m <sup>2</sup>
Cold Store	11.9m x 7.1m	84.8m <sup>2</sup>
Store 1	10.8m x 6.9m	74.4m <sup>2</sup>
Store 2	10.8m x 6.9m	75.0m <sup>2</sup>
Circulating Area	25.8m x 6.7m (max)	159.6m <sup>2</sup>

### "Triple Span" Building

Temperature Controlled Warehouse 32.5m x 15.0m 487.5m<sup>2</sup> with QC Office, Transport Office and two Loading Bays

Pack House	24.4m x 14.4m	468.0m <sup>2</sup>
Hygiene Area	6.2m x 3.9m	24.2m <sup>2</sup>
Office	5.0m x 3.9m	19.5m <sup>2</sup>
Print Room	7.0m x 3.9m	27.3m <sup>2</sup>
Circulating Area	14.4m x 4.0m	57.6m <sup>2</sup>
Cold Store	32.4m x 14.8m	479.5m <sup>2</sup>

**SERVICES** It is understood that the site benefits from mains electricity (3-phase in the Storage accommodation) and mains water.

**TERMS** The property is offered To Let on a new lease on terms to be agreed on a Full Repairing and Insuring basis. The Landlord is willing to consider a short term let.

## RATES

Rateable Value (2017 List): £69,000

Rateable Value (2023 List): £80,500

Uniform Business Rates 2023/24 51.2p in the £

NB This Rateable Value includes the Mezzanine Storage.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 [nndr@angliarevenues.gov.uk](mailto:nndr@angliarevenues.gov.uk)

**VAT** We understand that the property has been elected for VAT and that VAT at the prevailing rate is therefore payable on the rent.

**LEGAL COSTS** Each party will be responsible for their own legal costs.

**SERVICE CHARGE** Maintenance and repairs of common areas of the site will be payable on a pro-rata basis depending on how much area is occupied.

**VIEWINGS** Viewing strictly by appointment with the Agent. For further information please contact Alan Faulkner.

**PLANNING** The existing uses of the premises are longstanding and deemed lawful and fall within Use Classes B2 General Industrial and B8 Storage and Distribution as defined by the Town and Country (Use Classes) Order 1987 (As Amended).

**AGENT'S NOTE** Access to the property is via a Right of Way over the rest of the site over the area coloured brown on the plan. There is a further Right of Way in favour of the occupier to the east over the area coloured blue on the plan.

**DIRECTIONS** From our March Professional Office, turn right onto the High Street and continue onto Broad Street. At the traffic lights turn left and proceed along the B1099 out of March town. At Peas Hill roundabout, take the third exit and proceed on the A141. At the traffic lights, turn left onto the A605 and continue to Coates. Turn left onto March Road and Kingsland Farm can be found on the left hand side.

**EPC RATING** Band D

**PARTICULARS PREPARED** 24<sup>th</sup> March 2023

**PARTICULARS AMENDED** 8<sup>th</sup> October 2023



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For Identification Purposes Only – Do Not Scale

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.