



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

## To Let: £10,000 pa



Ref: 23144E

**Offices at 20-24 Marwick Road, March,  
Cambridgeshire PE15 8PH**

- **Office Space in Industrial Location**
- **196.8m<sup>2</sup> Net Internal Area**
- **Ground Floor Reception and Storage**
- **First Floor Offices**
- **To Let as a Whole (May Consider Splitting)**
- **Available Immediately**





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### LOCATION

The property is located on Marwick Road, an industrial estate on the northern edge of March. March is a historic market town and the administrative centre of Fenland District Council.

March lies on the A141 Huntingdon to Guyhirn road, where it links to the A47 giving access to Peterborough, King's Lynn and beyond. March lies approximately 20 miles east of Peterborough, 6 miles south of Wisbech, 20 miles north east of Huntingdon and 30 miles north of Cambridge. The population of March is approximately 22,000.

### ACCOMMODATION

Ground Floor  
Steps from car parking

Open Reception Area	8.8m x 3.9m	30.4m <sup>2</sup>
Storage Area	18.2m x 3.9m	70.3m <sup>2</sup>

First Floor

Office 1	8.8m x 3.8m	33.7m <sup>2</sup>
Office 2	6.7m(max) x 2.6m(max)	15.5m <sup>2</sup>
Office 3	4.6m x 2.6m	11.9m <sup>2</sup>
Office 4	4.3m x 2.6m	11.4m <sup>2</sup>
Office 5	4.6m x 2.6m	12.0m <sup>2</sup>
Office 6	4.4m x 2.7m	11.6m <sup>2</sup>

Kitchenette  
Ladies and Gents WCs

### RATES

The available space is current included within the overall rating of the whole building.

### TERMS

The property is offered To Let as a whole on a new lease on terms to be agreed on an Internal Repairing Obligations basis. The Landlord may be prepared to consider a number of lettings of individual rooms.

### VIEWINGS

For an appointment to view apply to the Agent. For further information please contact Alan Faulkner.

### VAT

We are advised that the property has not been elected for VAT. In the event that the rent becomes a taxable supply then VAT will be payable in addition to the rent.

### LEGAL COSTS

The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in the preparation of the lease.

### SERVICE CHARGE

If let as a number of small units, a service charge will be levied to cover upkeep and maintenance of common parts.

### PARKING

Shared parking at the front of the building, abutting Marwick Road.

### DIRECTIONS

From March Market Place proceed north along Broad Street. Turn right onto Station Road (B1101) and follow this road for approximately 1 mile, crossing over the railway crossing and the Estover Road and Norwood Road mini roundabouts. Turn left into Marwick Road where the property is the last property on the right hand side.

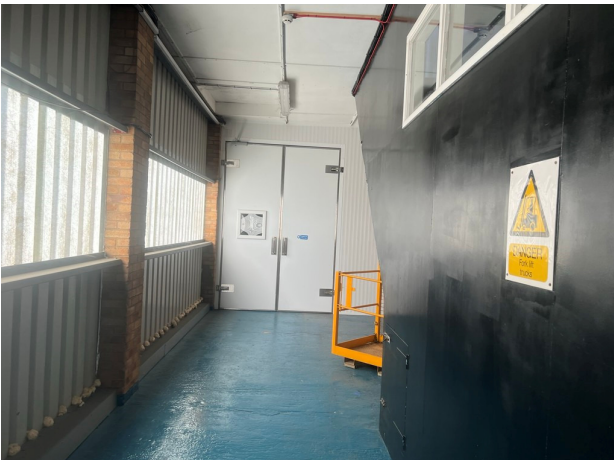
What3Words: ///raced.shiny.proudest

### EPC RATING TBA

### PARTICULARS PREPARED 8<sup>th</sup> October 2023



MAXEY  
GROUNDS





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- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

**ASK FOR DETAILS OF HOW WE CAN HELP YOU**

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.