



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £12,000 pa



Ref: J333.3

Unit 3 Elm Low Road Business Park, Elm Low Road, Wisbech, Cambridgeshire PE14 0DF

An industrial unit with office space over two floors on a complex of industrial units on the edge of Wisbech. The property extends to 262.4m² Gross Internal Area and is offered To Let on a new lease on terms to be agreed. Available for immediate occupation.





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LOCATION The property is conveniently located on Elm Low Road, to the east of the main industrial area of town. Locally known as the Capital of the Fens, Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent, have featured in films. Wisbech has a population of around 20,000 and is a market town of great character and historical importance lying approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech. The popular North Norfolk Coast is within easy reach.

ACCOMMODATION

Entrance Foyer	3.5m (max) x 2.7m (max)	6.3m ²
Office	3.3m x 2.4m	7.8m ²
Warehouse	22.1m (max) x 10.1m (max)	217.0m ²
First Floor		
Office	5.6m (max) x 3.4m (max)	17.3m ²
WCs		

PARKING Shared parking on the complex.

SERVICES Mains drainage, electricity (3-phase) and water are understood to be connected. Prospective Tenants are advised to make their own enquiries of the relevant drainage authority and utility companies.

TERMS The property is offered To Let on a Full Repairing and Insuring basis, contracted out of the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954. The Tenant will be responsible for all outgoings in addition to the rent.

RATES

Rateable Value (April 2023 to present): £6,200
Small Business Multiplier 2024-25 49.9p in the £
NB Due to Transitional Relief and Small Business Rates Relief the actual rates payable in respect of the property may have no relation to the figure quoted. 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

VAT The property has not been elected for VAT. Should the rent become a taxable supply then VAT at the prevailing rate would be payable in addition to the rent.

LEGAL COSTS The Tenant will be required to reimburse the Landlord's reasonable legal costs incurred in drawing up the lease.

VIEWINGS For an appointment to view please apply to the Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PLANNING Consent for use of the property for industrial purposes falling within Use Classes B1 and B2 was granted by Fenland District Council in December 2002. Use Class B1 has been replaced by Use Class E in the latest amendment to the Town & Country Planning (Use Classes) Order 1987 (As Amended).

AGENT'S NOTE Additional secure unsurfaced yard space is available by separate negotiation.

DIRECTIONS From our town centre office proceed north along Nene Quay. At Freedom Bridge roundabout take the fourth exit Churchill Road (A1101). Proceed along the dual carriageway and at the point it turns into single carriageway (fourth set of traffic lights) turn right onto Weasenham Lane. Take the first left onto Elm Low Road and the property can be found on the left hand side after approximately one quarter of a mile.
What3Words: ///series.noises.single

EPC RATING BAND C

PARTICULARS PREPARED 28th March 2024

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.
Offices at March and Wisbech

www.maxeygrounds.co.uk