



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

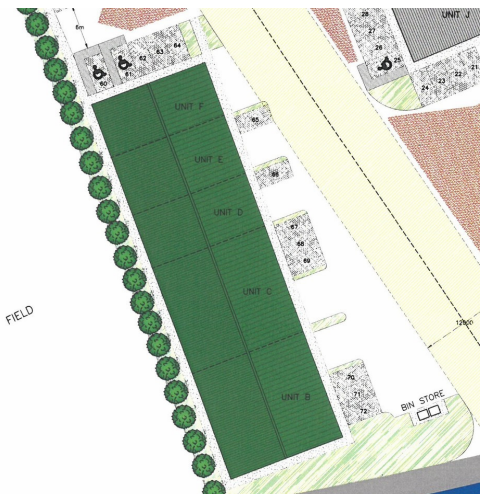
To Let



Ref: 24056E

Units B - F at Gaul Farm, Gaul Road, March, Cambridgeshire PE15 0YY

A terrace of five new build industrial units on an established industrial complex which is undergoing significant redevelopment in a convenient location on the edge of March. Units range in size from 112.5m² to 285.8m² Gross Internal Area. The units are likely to be ready for occupation in July 2024. The units are offered individually or as multiples thereof if required.



Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

LOCATION The Units are conveniently located on an established industrial site on the edge of March, Cambridgeshire. The site is currently undergoing significant development and improvement, these currently available units being the first phase of development.

March is a historic market town and the administrative centre of Fenland District Council. The Units are located within close proximity of 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.

DESCRIPTION A terrace of five new-build commercial units on an established industrial estate.

ACCOMMODATION

Unit B – Rent £25,000 pa	
Work Space	5.6m (max) x 14.9m (max) 175.8m ²
Ground Floor Office	7.6m x 3.3m 25.3m ²
WC and Kitchen	
First Floor Office	7.6m x 6.9m 52.7m ²
Unit C – Rent £20,500 pa	
Work Space	15.6m x 14.7m 229.4m ²
Unit D – Rent £10,800 pa	
Work Space	15.6m x 7.2m 112.7m ²
Unit E – Rent £10,800 pa	
Work Space	15.6m x 7.2m 112.5m ²
Unit F – Rent £10,800 pa	
Wok Space	15.6m x 7.4m 115.7m ²

PARKING Designated parking bays for each Unit and a communal parking area providing additional spaces.

SERVICES Mains electricity and water will be connected to each Unit. Each Unit will have a separate WC.

TERMS The Units are offered To Let on a new lease on Full Repairing and Insuring terms, contracted out of the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954. Minimum lease length of six years sought. Leases for in excess of three years will be subject to three-yearly rent reviews.

RATES The Units are yet to be rated by the Valuation Office Agency. The payment of Business Rates will be the responsibility of the Occupier.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the likely 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 We are advised that the Units have not been elected for VAT. In the event that the letting 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 transaction.

VIEWINGS Strictly by appointment - please apply to the Agent.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Owner 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 Planning consent for the erection of eleven industrial units (B1 & B2 Use) and 2.0 metre high palisade fencing involving demolition of six existing units was Granted by Fenland District Council on 12th August 2020 under reference F/YR19/0067/F.

DIRECTIONS From the centre of March proceed south along the High Street (B1101). At the mini roundabout take the second exit onto Burrowmoor Road. After approximately 100 metres take the first right onto Gaul Road. Follow this road all the way out of town and at the traffic light junction with the by-pass (A141) go straight over and continue down to the end of Gaul Road where the Units can be found. What3Words: ///potato.garlic.fish

EPC RATING BAND TBA

PARTICULARS PREPARED 25th April 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