



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £18,000 pa + VAT



Ref: 24174E

**Unit 11 Mount Pleasant Trading Estate,
Mount Pleasant Road, Wisbech,
Cambridgeshire PE13 3FF**

A former Food Preparation and Storage facility with Office on an established Trading Estate and extending in total to 390m² Gross Internal Area. The property benefits from Loading Dock facilities, allocated parking and yard area. The property is offered To Let on a new lease.





MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

LOCATION Unit 11 is located on the Mount Pleasant Trading Estate which is host to a range of businesses. The site is located in a prominent industrial area of Wisbech with access from both Mount Pleasant Road and Chase Street. Wisbech is conveniently located on the A47 between Peterborough and King's Lynn.

DESCRIPTION Former food preparation and storage facility with Office extending, in total, to approximately 390m² Gross Internal Area, located within a thriving trading estate. Unit 11 has two loading bays.

ACCOMMODATION

Upper Ground Floor

Office:	6.4m x 2.9m
Despatch:	8.1m x 5.8
Storage Area	5.7m x 3.3m
Preparation Area:	8.1m (max) x 7.4m (max) with
Coldstore:	4.6m x 2.5m
Coldstore:	4.6m x 2.3m
Preparation/Storage Area:	8.2m x 8.1m
Walk-In Fridge:	8.1m x 3.6m
Walk-In Fridge	3.7m x 2.6m
Office:	3.5m x 2.4m
Circulation/Storage Area:	19.3m (max) x 9.7m (max)

Lower Ground Floor

WC Facilities

SERVICES It is understood the unit has mains electricity connected (3-phase), mains water and mains drainage and is equipped with LED lighting.

TERMS The Unit is 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.

VAT The property has been elected for VAT, as such, VAT at the prevailing is payable in addition to the rent, service charge and insurance contribution.

LEGAL COSTS Each party will be responsible for their own legal costs incurred in the preparation of the Lease.

RATES

Rateable value (2023 List): £8,500
Small Business Multiplier 2024/25: 49.9p in the £
NB 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

SERVICE CHARGE There is a service charge which covers the cost of maintenance of the communal areas and roadways, onsite security, insurance of the substation, gritting and communal lighting. In addition, there is also an insurance contribution payable by the Tenant to cover the cost of the building insurance.

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

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 The current use of the property is long standing and believed lawful and would fall within Use Classes B2 (General industry) and B8 (Storage and distribution) as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended).

DIRECTIONS From our Wisbech Office proceed north east along Nene Quay (B198). At the Freedom Bridge roundabout take the second exit onto Bedford Street and proceed north. At the T-junction turn right onto Russell Street and then follow round to the left onto Chase Street. Follow all the way north past Albany Road and turn into the Mount Pleasant Trading Estate where the property can be found in front of you at the bottom of the yard. What3Words: ///media.unhappy.grafted

EPC RATING BAND C

PARTICULARS PREPARED 10th October 2024



MAXEY GROUNDS





MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **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.