



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £8,400 pa + VAT Each



Ref: 24181E

**Units 3 & 4 Westview Industrial Estate,
Sandall Road, Wisbech, Cambridgeshire,
PE13 2FN**

Two recently built Industrial Units on an established complex in the main industrial area of Wisbech. Each unit extends to 84.5m² Gross Internal Area and comprises Workspace with WC together with allocated parking. Offered To Let individually or as a whole, they are considered suitable for a range of uses (Subject to Planning) and are available for immediate occupation.



Offices at March and Wisbech

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LOCATION The units are located within the fenced and gated Westview Industrial Estate on Sandall Road in Wisbech. 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.

DESCRIPTION Recently constructed industrial units on a fenced and gated Industrial Estate in the main industrial area with a range of manufacturing and trade counter uses in the immediate vicinity.

ACCOMMODATION

Unit 3

Workspace 12.4m (max) x 6.8m (max) (79.8m²) with roller shutter door and personnel door to front and personnel door to rear.

WC

Unit 4

Workspace 12.4m (max) x 7.1m (max) (79.6m²) with roller shutter door and personnel door to front and roller shutter door to rear

WC

Enclosed rear yard

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

VAT The properties have been elected for VAT. Therefore, VAT at the prevailing rate is payable in addition to the rent and service charge.

EPC RATING BAND TBA

PARTICULARS PREPARED 14th October 2024

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TERMS The units are offered To Let, individually or as a whole, on a new Full Repairing and Insuring lease for a minimum of three years. Leases will be subject to three-yearly rent reviews. The Tenant will be responsible for all outgoing 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 A service charge to cover the cost of repair and maintenance of the communal areas is payable in addition to the rent. The Landlord will also recover the cost of buildings insurance from the Tenant.

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

VIEWINGS Viewing is strictly by appointment with 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 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 an extension to the existing industrial building to create three additional units was Granted by Fenland District Council on 16th December 2022 under reference F/YR22/1202/F.

DIRECTIONS From our town centre office, proceed south west along South Brink. Continue along into Cromwell Road and take the second left (Weasenham Lane) before Lamb Weston and Tesco's superstore. Take the first left onto Sandall Road, where the properties can be found on the left hand side after a short distance.

What3Words: ///boardroom.finest.editor

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- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
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- **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.