



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

To Let: £12,000 pa



Ref: 24172E

Offices at 19 Longhill Road, March, Cambridgeshire PE15 0BL

Modern office accommodation in a commercial location on the edge of March extending to 98.5m² Net Internal Area with 10 parking spaces in addition. The property is offered To Let on a new lease and is available for immediate occupation.





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LOCATION The property is located on Longhill Road, near Whitemoor Nature Reserve, 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.

DESCRIPTION A versatile two-storey commercial premises, providing modern air-conditioned office space with parking.

ACCOMMODATION

Ground Floor

Entrance Hallway providing access to WCs and Kitchen	3.6m x 3.2m
Reception Area with stairs to First Floor	
Office	3.6m (max) x 3.6m (max)
Office	4.3m (max) x 3.6m (max)
Office	3.9m (max) x 2.8m (max)

First Floor

Meeting Room	7.7m x 3.8m
Office	3.7m x 3.2m
Office	3.7m x 3.2m
Office	3.9m (max) x 3.2m (max)

SERVICES Mains drainage, electricity, gas and water are all 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 new lease on terms to be agreed on a Full Repairing and Insuring basis, contracted out of the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954.

PARKING There are 10 allocated parking spaces located adjacent to the property.

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.

RATES The available space is currently included within the overall site. The occupier will be responsible for the rates.

VAT We are advised that the property has not been elected for VAT. In the event that 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 responsible for reimbursing the Landlord's reasonable legal costs incurred in preparation of the lease.

PLANNING The most recent use of the property falls within Use Class E as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended).

AGENT'S NOTE The office furniture currently in the property will be available for the use of the Tenant if required.

DIRECTIONS From March Market Place proceed north along Broad Street. Turn right onto Station Road (B1101) and follow this road for approximately 1.5 miles, crossing over the railway crossing and the Estover Road and Norwood Road mini roundabouts. Just after the rugby ground turn left into Longhill Road and then first left and continue to the bottom where the property is the last property on the left hand side.

What3Words: ///performed.countries.lowest

EPC RATING BAND A

PARTICULARS PREPARED 28th October 2024



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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.