



Unit B, East Coast Storage, Wisbech
£85,000 Per Annum





UNIT B, EAST COAST STORAGE, GRASSGATE, WISBECH, NORFOLK, PE14 7AH

Warehouse/industrial premises of approx. 17,830 sq.ft. with numerous offices and parking.

DESCRIPTION

A warehouse/industrial premises of approx. 17,830 sq.ft. with numerous offices parking.

There are 3 offices areas accessed via their own external entry lobby to the ground floor with kitchen area, toilets and a staircase to a first floor office suite. There is a further access leading to the staff room, additional office and toilets. Another side access leads to a store and staircase to a further first floor office/storage area with toilets.

Please note: The aerial view of the whole site was taken circa 2015

SITUATION

The property is located on the north side of Wisbech and close to the A47.

Wisbech is an historical market town and inland port in the Fens of Cambridgeshire being situated approximately 12 miles west of King' Lynn and approximately 22 miles east of Peterborough which offers a direct express rail service into London's King's Cross. Wisbech is well known for the architecture of its Georgian North Brink and, in particular, Peckover House. The town itself is conveniently placed for King's Lynn, Ely and the South Lincolnshire towns of Holbeach and Spalding.

It has a has a good range of shops, recreation amenities, marina, range of primary schools and two secondary schools, the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School, one of the oldest schools in the United Kingdom, as well as the College of West Anglia.

UPVC DOUBLE GLAZED ENTRANCE LOBBY

Double doors leading into office1/reception.

OFFICE 1/RECEPTION

7.21m x 4.20m (23' 8" x 13' 9") 3 night storage heaters, spiral staircase to first floor office suite.

OFFICE 2

4.76m x 4.01m (15' 7" x 13' 2") Air conditioning unit.

OFFICE 3

4.0m x 3.49m (13' 1" x 11' 5") Door into warehouse B.

SIDE LOBBY

4.39m x 0.9m (14' 5" x 2' 11") Night storage heater, door into warehouse B, ladies & gent's toilets and kitchenette.

KITCHENETTE

1.58m x 1.68m (5' 2" x 5' 6") Sink unit, water heater and worktop.

FIRST FLOOR SUITE

FIRST FLOOR OFFICE 1

4.58m x 4.21m (15' 0" x 13' 10") Night storage heater.

FIRST FLOOR OFFICE 2/MEETING ROOM

4.21m x 2.70m (13' 10" x 8' 10") Night storage heater.

FIRST FLOOR OFFICE 3

4.21m x 2.54m (13' 10" x 8' 4") Night storage heater.

GROUND FLOOR

STORE

4.01m x 2.77m (13' 2" x 9' 1")



STORE 2

7.65m x 4.42m (25' 1" x 14' 6") 2 panel heaters and sink unit.

STORE 3

4.31m x 4.43m (14' 2" x 14' 6") Electric panel heater.

SIDE ENTRANCE

8.86m x 1.59m (29' 1" x 5' 3") Double glazed door to outside, and giving access to office 4, staff room and toilets.

OFFICE 4

5.60m x 3.0m (18' 4" x 9' 10")

STAFF ROOM

3.94m max x 2.92m (12' 11" max x 9' 7") Sink unit.

REAR LOBBY

Giving access to gents' toilets.

GENTS' TOILETS

3 WCs and 3 hand basins.

LADIES' TOILETS

2 WCs and 1 hand basin.

NORTH SIDE ACCESS

FIRST FLOOR LOBBY

3.39m x 1.79m (11' 1" x 5' 10")

FIRST FLOOR OFFICE/MEETING ROOM

9.68m x 4.65m (31' 9" x 15' 3") Sink unit

FIRST FLOOR TOILETS

2.73m x 3.40m (8' 11" x 11' 2") WC's and 3 hand basins

Q STORE

17.87m x 4.79m (58' 8" x 15' 9") (approx. 920 sq.ft.)

ACCESS FROM YARD TO WAREHOUSE B

Roller shutter door of approximately 6m x 4.72m giving access to warehouse B with an opening of 3m x 2.5m

WAREHOUSE B

40.56m x 31.49m (133' 1" x 103' 4") Ceiling height of 3.71m. (approx 13730 sq.ft)

ELECTRIC CUPBOARD

2.7m x 2.32m (8' 10" x 7' 7")

RENT

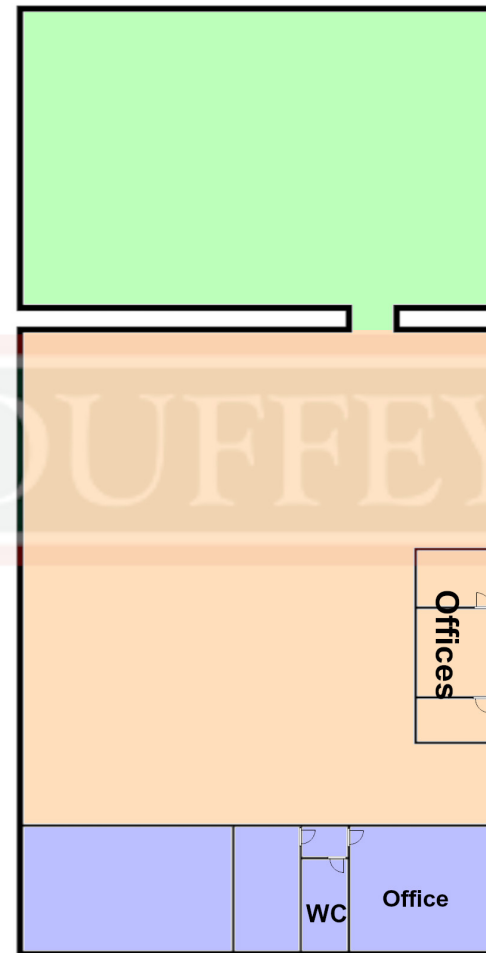
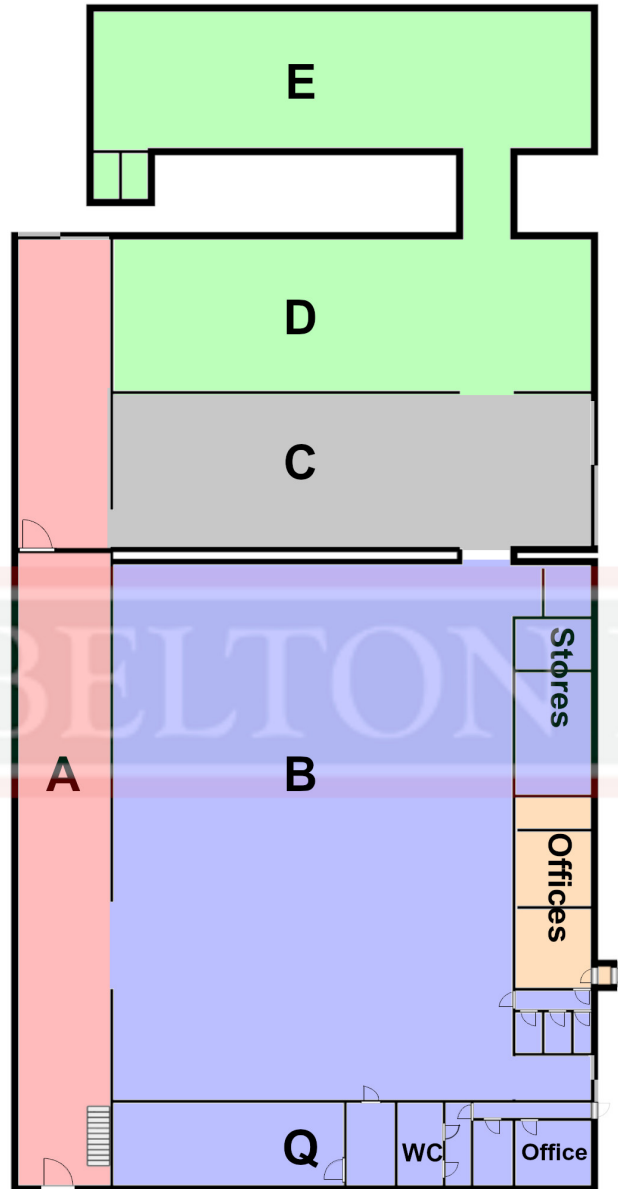
The rent is £85,000 per annum (£7,083.33 p.c.m.)

Rent: 3 months in advance.

Deposit: Equivalent of 3 months rent.

Ground Floor

First Floor



TERMS

The property is to be let on a Full Repairing and Insuring Lease on a new long term lease.

LEGAL COSTS

Each party will be responsible for their legal costs incurred in this transaction.

VAT

VAT is applicable.

DIRECTIONS

From King's Lynn proceed westwards along the Pullover Road (A47) towards Wisbech for approximately 3 miles, proceed onto the dual carriageway for approximately 10 miles, at the end of the dual carriageway, take the third exit towards Wisbech (Lynn Road) for approximately 1 mile turning right just past Paragon Motor Group into Grassgate Lane. The site will be seen on the right hand side after approximately 350 meters.

OTHER INFORMATION

Fenland District Council, Fenland Hall, County Rd, March PE15 8NQ.

BUSINESS RATES - Rateable Value - TBC.

EPC - C.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com

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