



Unit A East Coast Storage, Wisbech
£45,000 Per Annum



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

A warehouse/industrial premises of approx. 9,746sq ft with parking.

DESCRIPTION

A warehouse/industrial premises of approx. 9,746sq ft with parking.

The property comprises warehouse section 1 (approx. 3595 sq.ft.) and section 2 (approx. 6151 sq.ft)

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 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.

WAREHOUSE A - SECTION 1

30.40m x 11.0m (99' 9" x 36' 1") Ceiling height of 5.71m minimum with 2 roller shutters to the west measuring approximately 5.5m x 3.7m.

SECTION 2

52.02m x 11.0m (170' 8" x 36' 1") Ceiling height of 5.01m, raising to 8.6m with a roller shutter door of 3.86m x 3.12m

RENT

The rent is £45,000 per annum (£3,750 p.c.m.)

Rent: 3 months in advance.

Deposit: Equivalent of 3 months rent.

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.

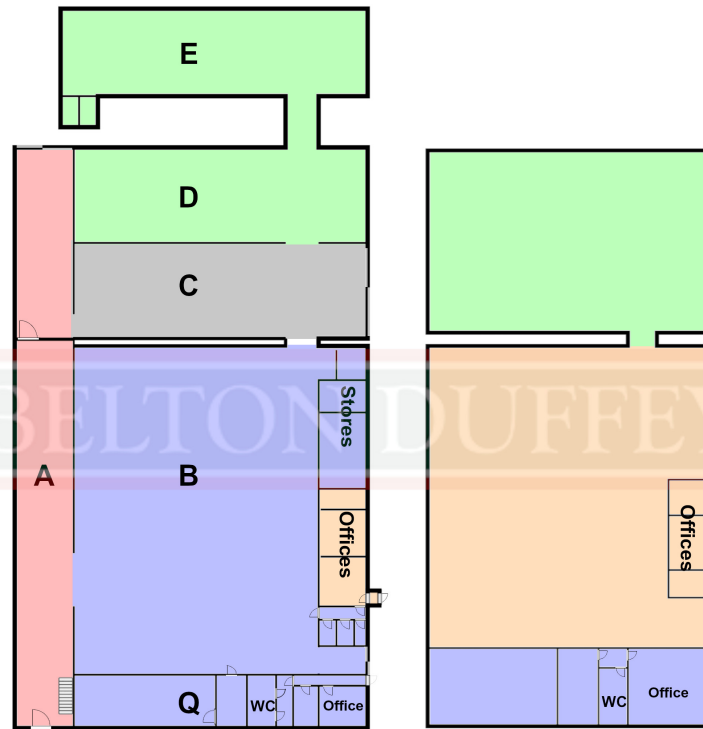
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VIEWING

Strictly by appointment with the agent.

Ground Floor

First Floor



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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

