



MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 602030

Commercial

To Let: £8,000 pa + VAT



Ref: 18023

Warehouse G Kingsland Farm, March Road, Coates, Whittlesey, Peterborough PE7 2DE

- Self-Contained Warehouse Unit
- Warehouse Unit
- Approximately 184.0m² GIA
- Off-Road Parking
- Suitable for a Range of Business Uses (STP)
- Available To Let on a New Lease
- Warehouse G EPC Rating TBC



Offices at March and Wisbech

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LOCATION

The premises are located on the outskirts of Coates, a growing Fenland village. Access is by way of a part-tarmac, part hardcore road off March Road.

DESCRIPTION

A self-contained unit offering Warehouse and Storage accommodation available To Let. Further adjoining units and offices are available if more space is required. The property is located within a yard with shared access.

WAREHOUSE G

Single-span Warehouse extending, in total, to approximately 184.0m² GIA and of steel frame construction with profile metal sheet walls, a fibre cement sheet roof and a concrete floor. Currently, access is via an electrically operated roller shutter door from a shared concrete apron. Coloured red on the attached plan.

Warehouse 184.0m²
Eaves height for all 5.5m

If further space is required:-

WAREHOUSE E

Warehouse Unit extending, in total, to approximately 862.5m² GIA and of steel frame construction with profile metal sheet walls, a fibre cement sheet roof and a concrete floor. Currently, access is via an electrically operated roller shutter door from a shared concrete apron. The accommodation can easily be divided, subject to modifications to access, and is available To Let as a whole or in individual lots. Coloured green on the attached plan.

Warehouse 510.5m²
Warehouse 225.1m²
Warehouse 126.9m²
Eaves height for all 5.5m

Offices at March and Wisbech

GROUND – FLOOR OFFICES

Ground floor accommodation extending, in total, to approximately 102.5m² GIA and comprising four Offices, Kitchen and WC facilities. Available To Let as a whole or in two individual parts. Coloured blue on the attached plan.

Lot 1
Office 5.7m x 4.2m 23.9m²
Office 4.4m x 4.0m 17.6m²
Hallway
Kitchen
WC

Lot 2
Office 4.1m x 4.1m 16.8m²
(L-shaped) (max.)
Office 4.2m x 4.1m 17.2m²
Hallway
Kitchen
WC
Entrance Porch
and Hall

SERVICES

It is understood that the site benefits from mains electricity (3-phase in the Warehouses and Storage accommodation) and mains water.

TERMS

The units are available To Let on new Leases on Internal Repairing and Insuring terms.

Quoting Rents:

Warehouse G £8,000 + VAT per annum

Warehouse E
As a Whole £35,000 + VAT per annum

Ground Floor Offices
Lot 1 £3,300 + VAT per annum
Lot 2 £3,300 + VAT per annum
As a Whole £6,600 + VAT per annum



MAXEY GROUNDS

RATES

The Tenant will be responsible for notifying the local Rating Authority in order to have the assessment split.

LEGAL COSTS

Each party will be responsible for their own legal costs.

SERVICE CHARGE

Maintenance and repairs of common areas of the site will be payable on a pro-rata basis depending on how much area (m²) is occupied.

VIEWING

Viewing strictly by appointment with the Agent.

PLANNING

The existing uses of the premises longstanding and deemed lawful and fall within Use Class B8 (Storage and Distribution) as defined by the Town and Country (Use Classes) Order 1987 (As Amended).

VAT

We understand that the properties have been elected for VAT, VAT at the prevailing rate is therefore payable on the rent.

DIRECTIONS

From our March Professional Office, turn right onto the High Street and continue onto Broad Street. At the traffic lights turn left and proceed along the B1099 out of March town. At Peas Hill roundabout, take the third exit and proceed on the A141. At the traffic lights, turn left onto the A605 and continue to Coates. Turn left onto March Road and Kingsland Farm can be found on the left hand side.

EPC RATING

Warehouse G

TBC

PARTICULARS PREPARED 5th December 2018



Shared Yard-Access



Warehouse E



Adjoining Offices Available

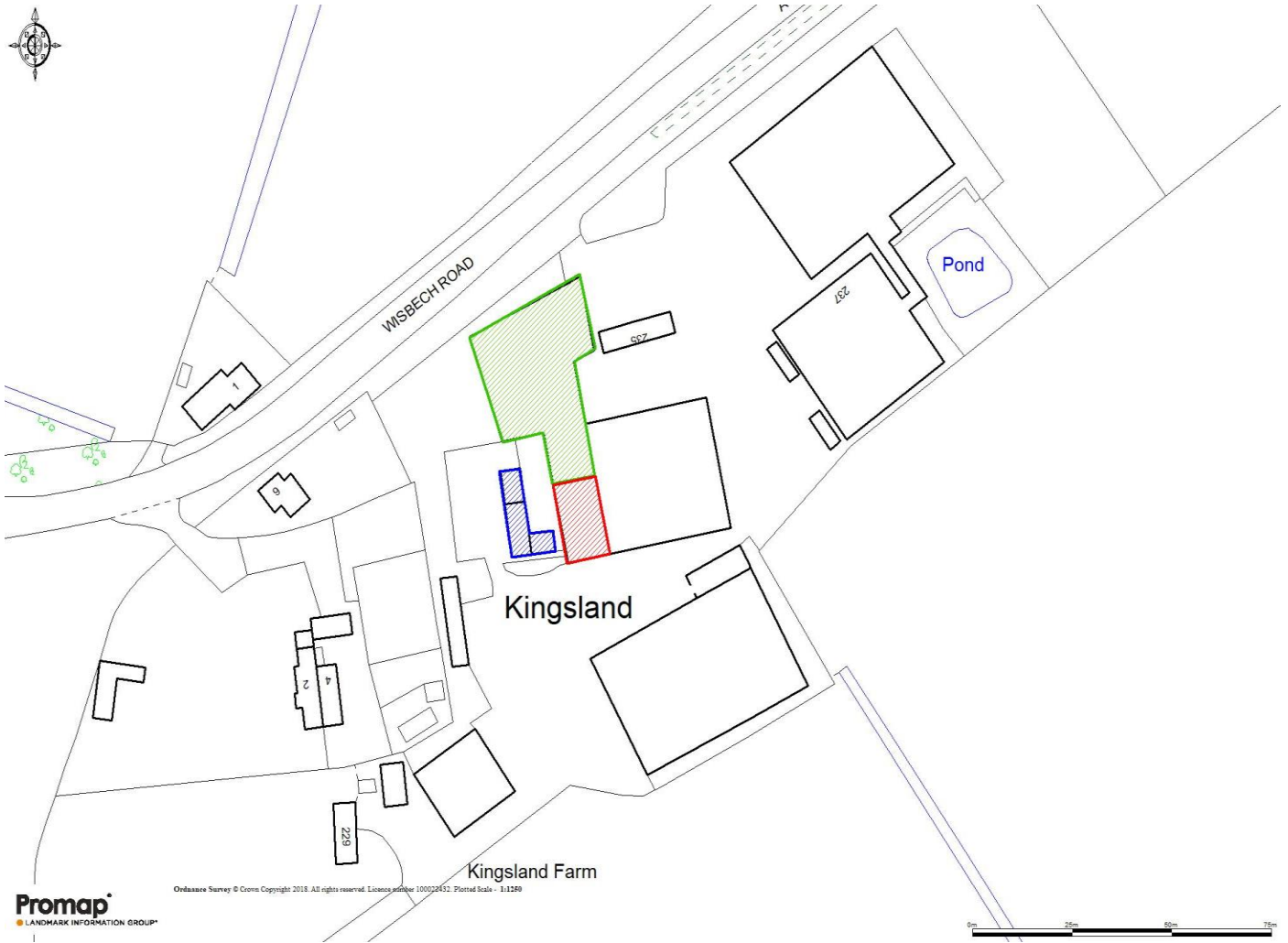


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Plan is for identification purposes only and is not to scale.

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.