

TO LET

Industrial / Warehouse

Semi-detached industrial unit with a large demised yard and fitted reception & office space

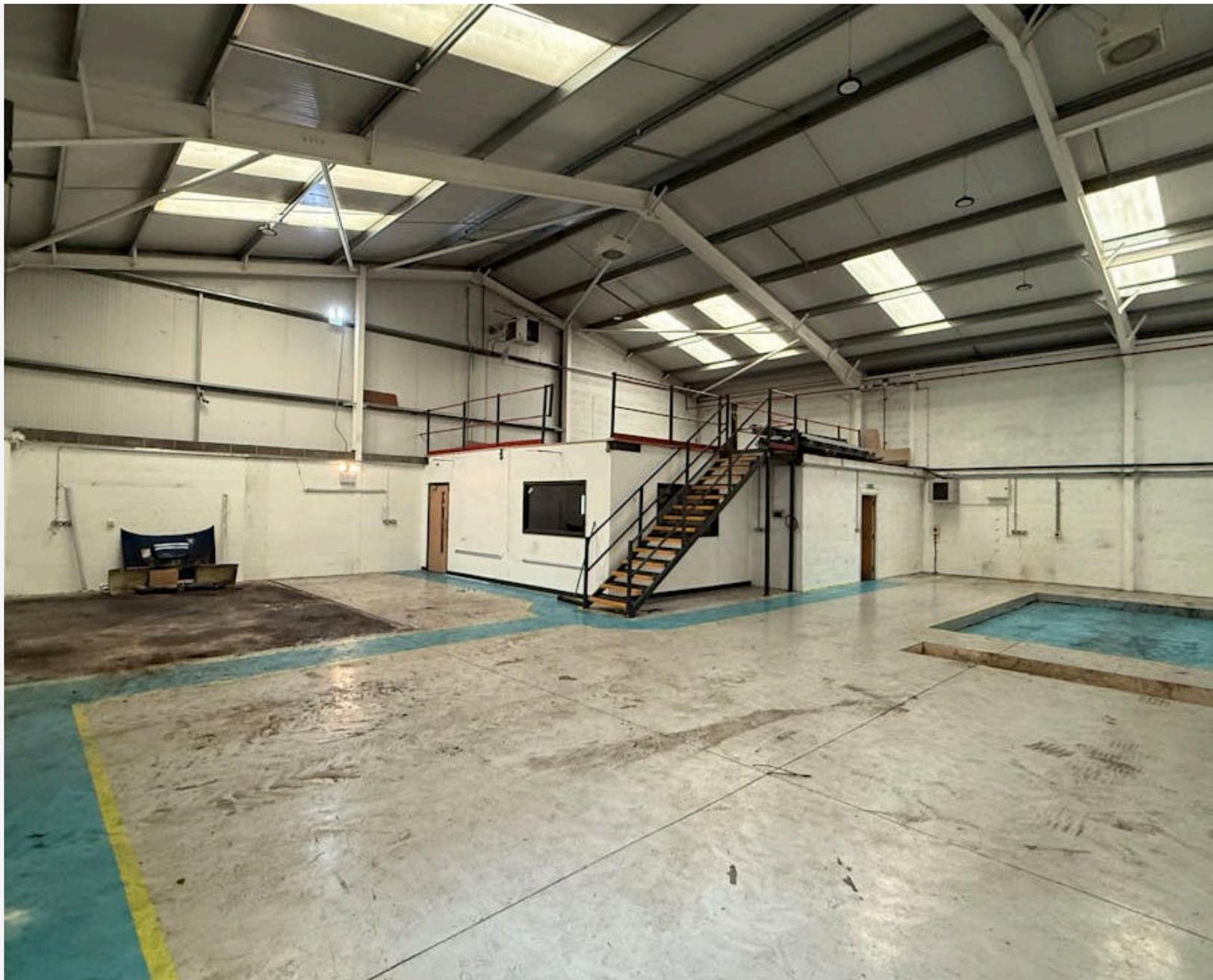
Rent

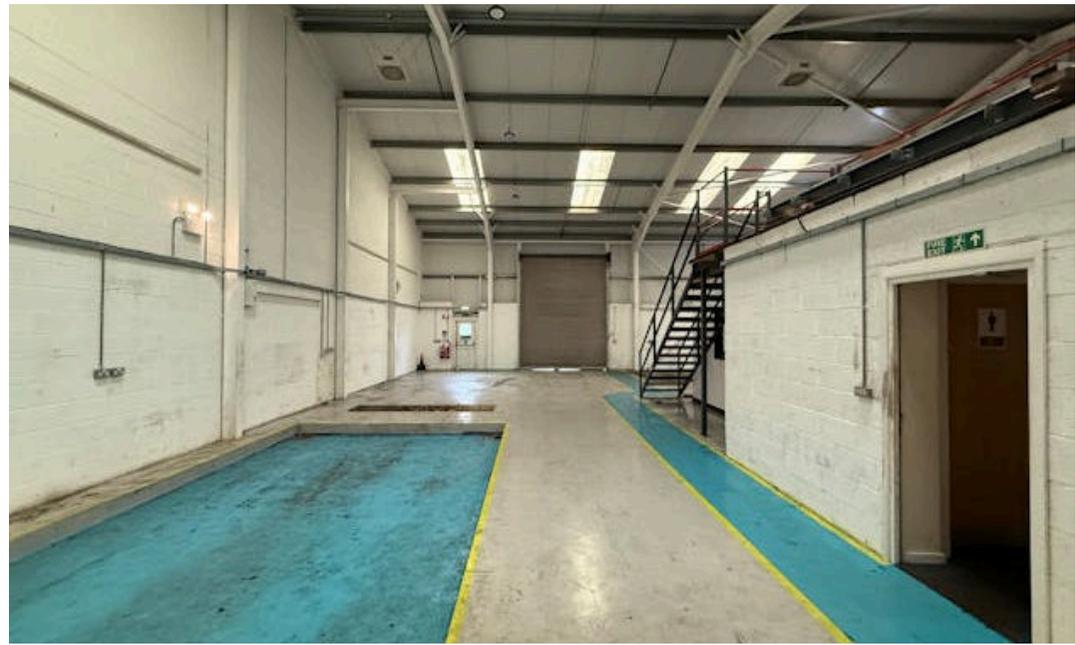
£22,500 per annum



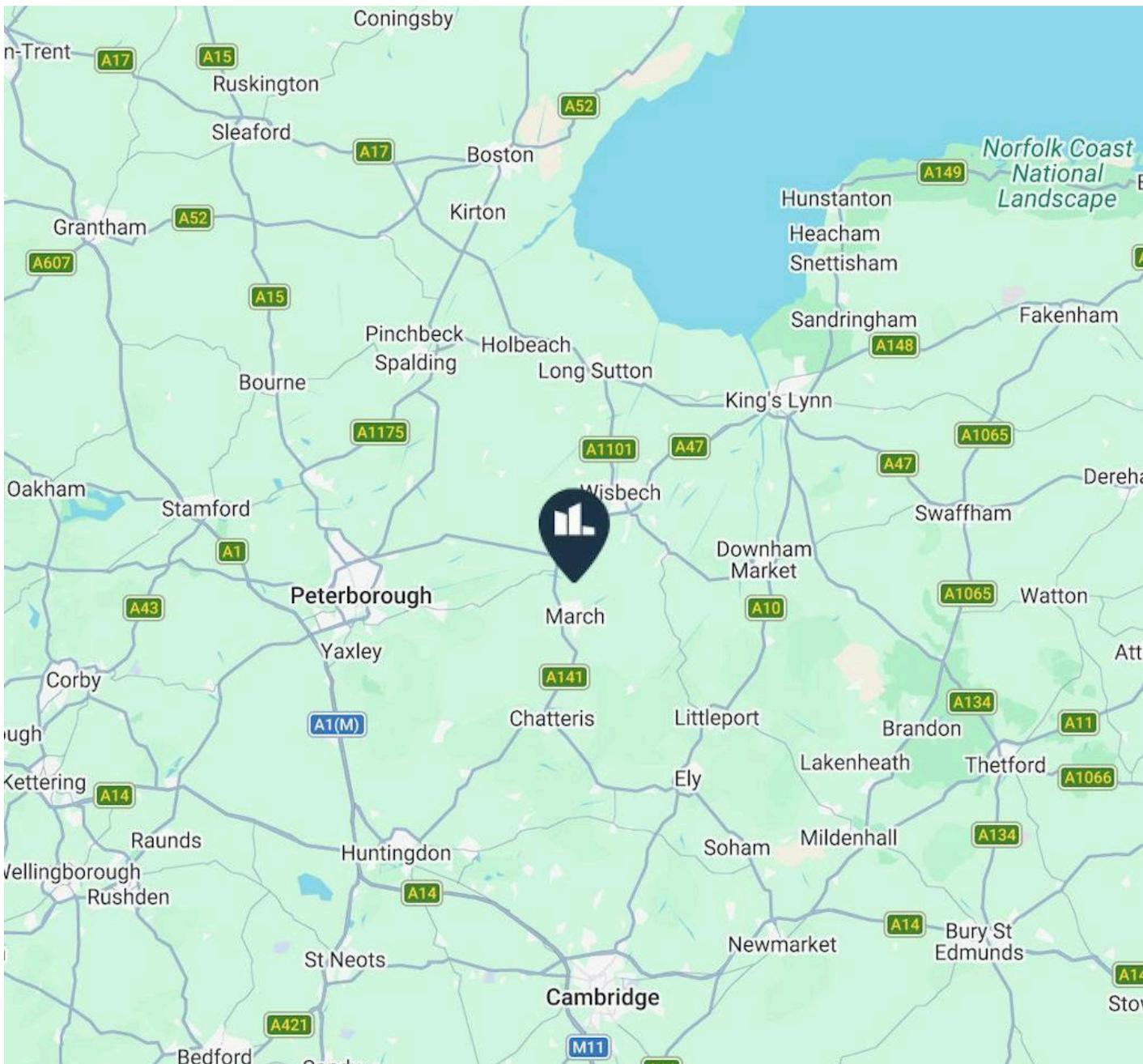
Summary

-  Securely fenced site
-  Parking available
-  Large demised yard
-  Fitted office with kitchen and WCs
-  Fitted mezzanine for additional storage
-  Roller shutter door
-  Eaves height 7.7m at the Apex
-  The unit has single phase power









Location

March is a historic market town situated in the heart of the Fenland district of Cambridgeshire. It occupies a key position on the A141, which connects Huntingdon to King's Lynn. The town is conveniently located approximately 20 miles east of Peterborough, 12 miles south of Wisbech, 20 miles northeast of Huntingdon, and 25 miles north of Cambridge, making it an accessible hub within the region.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	2,903	269.70	Available
Mezzanine	791	73.49	Available
Total	3,694	343.19	

DESCRIPTION

This semi-detached industrial unit in March is situated on a well-established industrial estate, offering excellent accessibility for a range of commercial and light industrial uses. The property features a ground-floor pedestrian entrance leading into an office and reception area, alongside a separate goods door providing direct access to the main workshop.

Internally, the unit includes a kitchen, WC facilities, and multiple secure storerooms, supported by additional first-floor mezzanine storage for flexible operational space.

Externally, the site offers the potential to create an enclosed yard, ideal for storage or loading, as well as a generous parking provision to the front.

This versatile industrial property is well-suited for businesses seeking practical workspace with strong on-site amenities and room for expansion.

VAT

Applicable

SERVICE CHARGE

£5,500 per annum approx.

RENT

£22,500 per annum

BUSINESS RATES

Rateable Value: £18,750

Rates Payable: £9,356.25 per annum approx.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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