

Manea Road, Wimblington, March, PE15 0PE



FOR SALE

Industrial Warehouse Facility with Ancillary Offices

74,488 sq ft / 6,920 sq m

Situated on 6.935 Acres

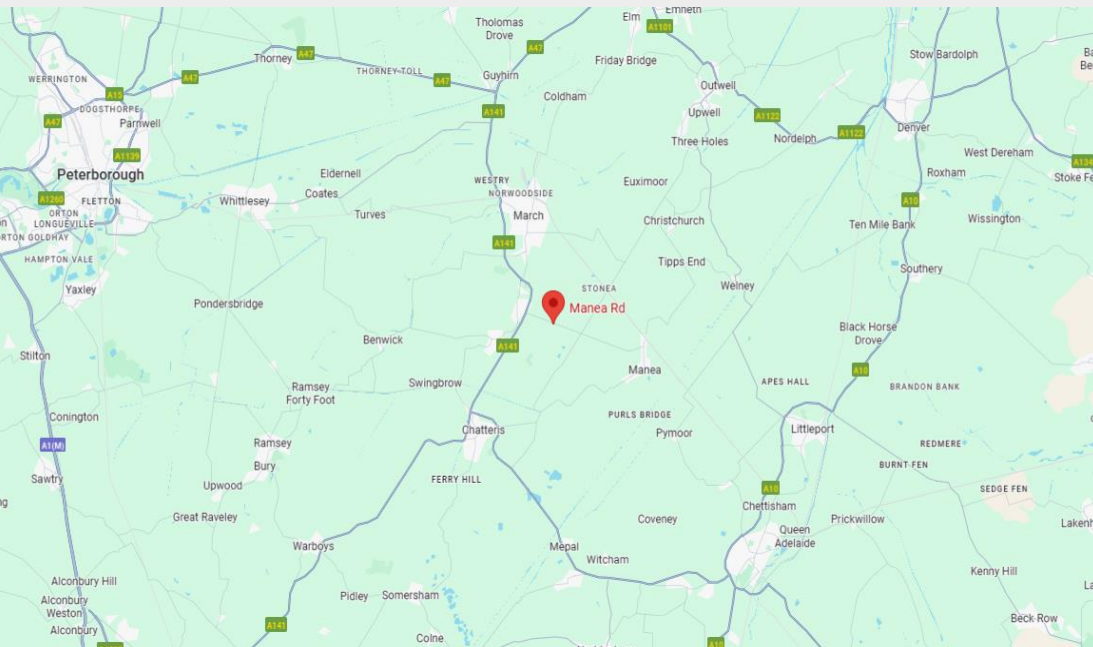
LOCATION

The property is located on the south side of Manea Road (B1093), between its junctions with Isle of Eley Way (A141) to the west and Sixteen Foot Bank (B1098) to the east in the Fenland District Council in Wimblington and Cambridgeshire County Council, approximately 15 miles to the east of Peterborough.

The A141 passes through Wimblington and provides access to the M11 motorway approximately 19 miles to the south of the property.

March Station is approximately 4.5 miles north which provides Greater Anglia railway services to and from Peterborough and Colchester, Cross Country railway services to and from Cambridge and Birmingham New Street.

Manea railway station is situated approximately 3.5 miles to the east of the property. From Manea there are direct services to Peterborough (28 mins), Cambridge (34 mins) and Birmingham New Street (2 hours 15 mins).





PROPERTY

The property comprises a large site with warehouses, open storage yard, offices and self-contained car parks. The combined floor area of the buildings extends to approximately 74,488 sq ft and the site area is 6.935 acres.

The main entrance to the site is via a vehicular entrance with gated entrance that is suitable for larger vehicles leading to an internal access road serving all parts. Immediately on the left of the entrance is a two-storey office building with secure parking area in front. The offices are arranged to provide a mix of open plan and cellular suites with a secure reception, kitchen and WC facilities.

On the right side towards the front of the site is a further staff car parking area, together with a rectangular-shaped warehouse providing excellent manoeuvrability and loading.

In the central part of the site is a 37,810 sq ft double bay warehouse where there is open plan accommodation with loading doors at the front and rear, and interconnecting access.

At the rear of the site on the left side is a rectangular warehouse space with various loading doors at the side providing good quality open plan accommodation.

The remaining part of the site which faces the above buildings provides open plan outside storage space on hard-standing concrete.

| Accommodation | GIA sq ft | GIA sq m |
|----------------------------------|---------------|-----------------|
| Front Warehouse | | |
| Ground Floor | 7,165 | 665.64 |
| First Floor | 1,049 | 97.45 |
| Office | | |
| Ground Floor | 1,778 | 165.18 |
| First Floor | 1,778 | 165.18 |
| Central Warehouse Bay 1 | 18,295 | 1,699.65 |
| Central Warehouse Bay 2 | 19,515 | 1,812.99 |
| Rear Warehouse 1 | 12,626 | 1,172.98 |
| Rear Warehouse 2 | 10,752 | 998.89 |
| Rear Workshop | 1,530 | 142.14 |
| Total Gross Internal Area | 74,488 | 6,020.10 |

CONTACTS

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SERVICES

The site is connected to gas, water and electricity. Drainage services are assumed to be laid on and in good working order.

TENURE

Freehold. Price on application.

EPC

The site has an EPC Rating of B.

BUSINESS RATES

£129,000

VAT

Not applicable.



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