

TO LET / FOR SALE

Industrial / Warehouse

Semi-detached industrial unit with a large demised yard and fitted 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

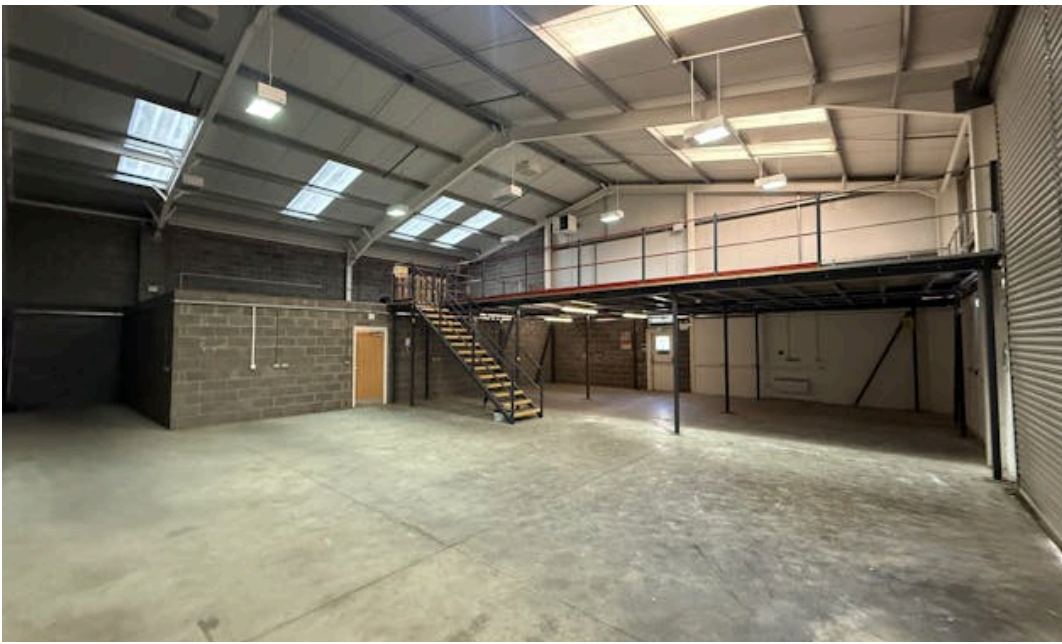


Roller shutter door



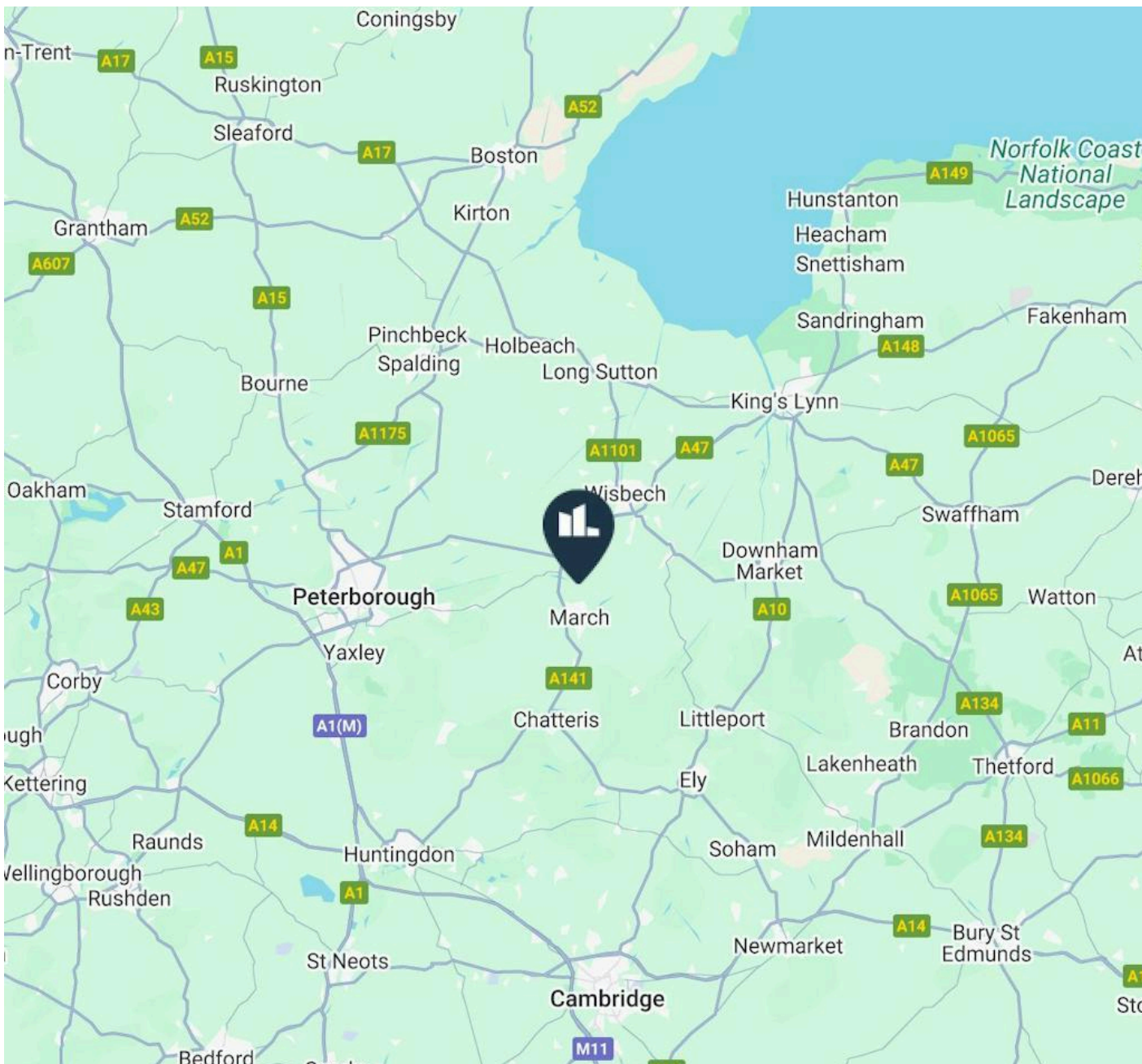
Eaves height 7.7m at the Apex











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	2,831	263.01	Available
Mezzanine	790	73.39	Available
Total	3,621	336.40	

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 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

RENT

£22,500 per annum

BUSINESS RATES

Rateable Value: £18,000

Rates Payable: £8,982 per annum

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



Joe Sagoe

07869 046125

Joesagoe@tydusre.com



Will Elphinstone

07876 131346

willelphinstone@tydusre.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 02/12/2025