



Units 1& 2 and 6, 7 & 8 Greenworld Park, Sutton Bridge PE12 9RN

TO LET £3.25 psf

Well Located Warehouse Space

- 7m Minimum Eaves Height
- Good Natural Light
- Ample Allocated Yard Space
- CCTV & Controlled Entry to Secure Site

2,624.89 – 3,428 sqm (28,255 – 36,900 sqft)

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BROWN & CO

Property and Business Consultants
brown-co.com

Location

From the Hardwick roundabout take the A47 in the direction of Wisbech for approximately 1.5 miles. At the roundabout take the second exit onto the A17 in the direction of Spalding. After approximately 8 miles, take the first exit on the roundabout and the third exit at the next roundabout. The property is located to your left hand side just off the roundabout.

Description

The property is situated on a major storage and distribution site just off the A17, having excellent road links to Wisbech (7 miles) and King's Lynn (9 miles).

The units are set on a secure self contained site with controlled access and CCTV cameras. There is ample hard standing on the site along with weight bridge facilities.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Units 1 & 2	2,624.9	28,255
Units 6, 7 & 8	3,428.0	36,900

Services

Mains water, drainage, gas and electricity are understood to be connected. 3-phase is also connected to the property.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

<u>Units 1 & 2</u>	
Rateable Value (1 April 2023)	£81,500.00
Rates payable for 2024/2025	£44,499.00

<u>Units 6, 7 & 8</u>	
Rateable Value (1 April 2023)	£72,500.00
Rates payable for 2024/2025	£39,585.00

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

VAT will be charged on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

Viewing

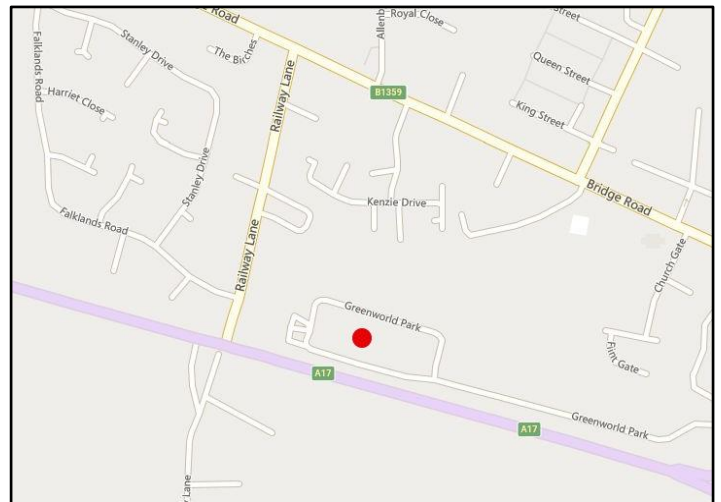
Strictly by appointment with the letting agent:-

Alison Richardson

Brown&Co Kings Lynn Office

01553 778068

alison.richardson@brown-co.com



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Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. April 23, 2024