



# BARTON NURSERIES

The Wroe, Emneth, Wisbech PE14 8AN

TO LET

**BROWN & CO**



**Expressions of interest are invited in the whole or part of the Property.**

### LOCATION & SITUATION

Located off The Wroe in the village of Emneth, Barton Nurseries is situated approximately 3 miles east of Wisbech – the Capital of The Fens – with excellent access to the A47. Wisbech is a market town, inland port and civil parish in the Fenland district in Cambridgeshire.

Road communications are via the A1101 and A47 and there is a mainline rail service to London King’s Cross from King’s Lynn (approximately 1 hour 40 minutes on selected services) or Peterborough (approximately 44 minutes on selected services).

Postcode: PE14 8AN

What3words: ///receiving.slogans.stiletto

### DESCRIPTION

Barton Nurseries comprises a ring-fenced block of horticultural and agricultural land extending in all to approximately 14.42 acres (5.84 hectares) and includes over 30,000 ft<sup>2</sup> of glasshouses, a general purpose shed, irrigated nursery beds, 100,000 gallons of water storage, welfare facilities, concrete yard and shared yard.



### BUILDINGS

Building	Description	Sq m	Sq ft
Glasshouse 1	Venlo design, 3.25m to eaves, automated ventilation, mesh screening and overhead irrigation. Double sliding door entrances with concrete apron.	1,710	18,406
Glasshouse 2	Venlo design, 3.25m to eaves, automated ventilation, mesh screening and overhead irrigation. Double sliding door entrances with concrete apron.	1,276	13,735
General Purpose Shed	Timber framed corrugated asbestos clad and roofed general purpose shed, with roof light sheets, suspended strip lighting and two timber framed and clad sliding doors. Water connected.	230	2,476
Lean-to Chemical Store	Brick lean-to.	48	517
<b>Total</b>		<b>3,237</b>	<b>4,843</b>

Two welfare cabins are also located on the property, comprising a portacabin, canteen and a rest area.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E5100005264). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



## **LAND**

The land comprises the majority irrigated nursery beds comprising Grade 1 soils of the Wisbech Series according to the Soil Survey Map for England and Wales and described as being deep stoneless calcareous coarse silty soil which is considered to be suitable for growing cereals, root crops including potatoes and field vegetables.

A paddock of permanent pasture is located north east of the yard and is accessible from the yard.

Contents to be insured by the Tenant.

## **VAT, BUSINESS RATES AND OUTGOINGS**

Should any letting of the Property or any rights attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Tenant in addition to the rent. Any Business Rates, if levied, and drainage rates are to be the responsibility of the Tenant. The cost of all services consumed, in particular electricity and water are to be paid for by the Tenant.

## **SERVICES**

The Property benefits from both single and three phase electricity.

Mains water connections are available to each of the buildings with multiple irrigation points available on the nursery land. WCs are also available and located on the yard.

A Landlord Electrical Safety Test Certificate is being obtained for the Property and will be completed prior to the commencement of the tenancy. Tests have not been carried out on any other services or appliances.



## TERMS

The Owners are prepared to consider all offers, but would envisage a two year term or longer with rent to be paid quarterly in advance. All contents to be insured by the tenant.

## PLANS & AREAS

These have been prepared as carefully as possible and are based on Ordnance Survey scale plans and Land Registry data. The plan is published for illustrative purposes only and although believed to be correct, its accuracy can't be guaranteed.

The red line boundary on the attached plan delineates the extent of the property available to be let with the following rights granted as indicated on the plan:

Hatched brown: shared access with the owner

Shaded brown: access rights to the property from the public highway

The property shaded blue is to be retained and occupied by the owner.

## BOUNDARIES

The Tenant shall be deemed to have full knowledge of all boundaries and neither the Landlord nor the Letting Agents will be responsible for defining boundaries or the ownership.

## DISPUTES

Should any dispute arise as to the boundaries or any matters relating to these Particulars or the interpretation, there of a matter will be referred to an arbitrator to be appointed by the Letting Agent.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

The general purpose building is rated: C.

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 064 This is how energy efficient the building is.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

## LETTING AGENTS

Brown & Co, Market Chambers, 25-26 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ

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