

**READY FOR
OCCUPATION
IN Q1 2025**

BRAND NEW DEVELOPMENT



CENTURY PLACE

**WISBECH
CAMBRIDGESHIRE
PE14 0SE**

**LAST REMAINING
UNIT OF 24,842 SQ FT
(2,308 SQ M)**

**HAUNCH HEIGHT
(CLEAR HEIGHT) 11M**

INVESTMENT SUMMARY

Century Place is a new development prominently located on the Cromwell Road at the entrance to the town of Wisbech. The site is directly opposite the Vauxhall car dealership and the Tesco Extra at Cromwell Leisure Park.

Century Place will comprise 3 buildings; a new Starbucks drive thru, a new Cinch self storage facility and a new high bay warehouse to let or for sale for a variety of occupier requirements.

The building programme will commence Summer 2024 with the last available unit ready for occupation by Q1 2025.

The remaining unit benefits from its own self contained yard , blended vertical and horizontal cladding and has great signage opportunities with excellent visibility and prominence on Cromwell Road.

**FOR SALE/
TO LET**

CROMWELL ROAD



CENTURY PLACE LAUNCHED

















BREEM - EXCELLENT

**10%
ROOF
LIGHTS**

SPACE THAT SPEAKS VOLUMES

-  **OVER 11M CLEAR INTERNAL HEIGHT**
-  **25M HGVS TURNING CIRCLE**
-  **EPC A**
-  **PV PANELS**
-  **POWER CAPACITY UP TO 150 KVA**
-  **POINT / LEG RACK LOADING - 7 TONNES**
-  **11 TOTAL CAR PARKING SPACES**
-  **HGV PARKING ZONES**
-  **50M FRONTAGE ONTO CROMWELL ROAD**
-  **FLOOR LOADING 50kN/m²**
-  **2 EV CHARGING POINTS**
-  **COVERED CYCLE STORAGE**



PREVIOUS UNIT (SOLD)



PRIME LOCATION IN WISBECH

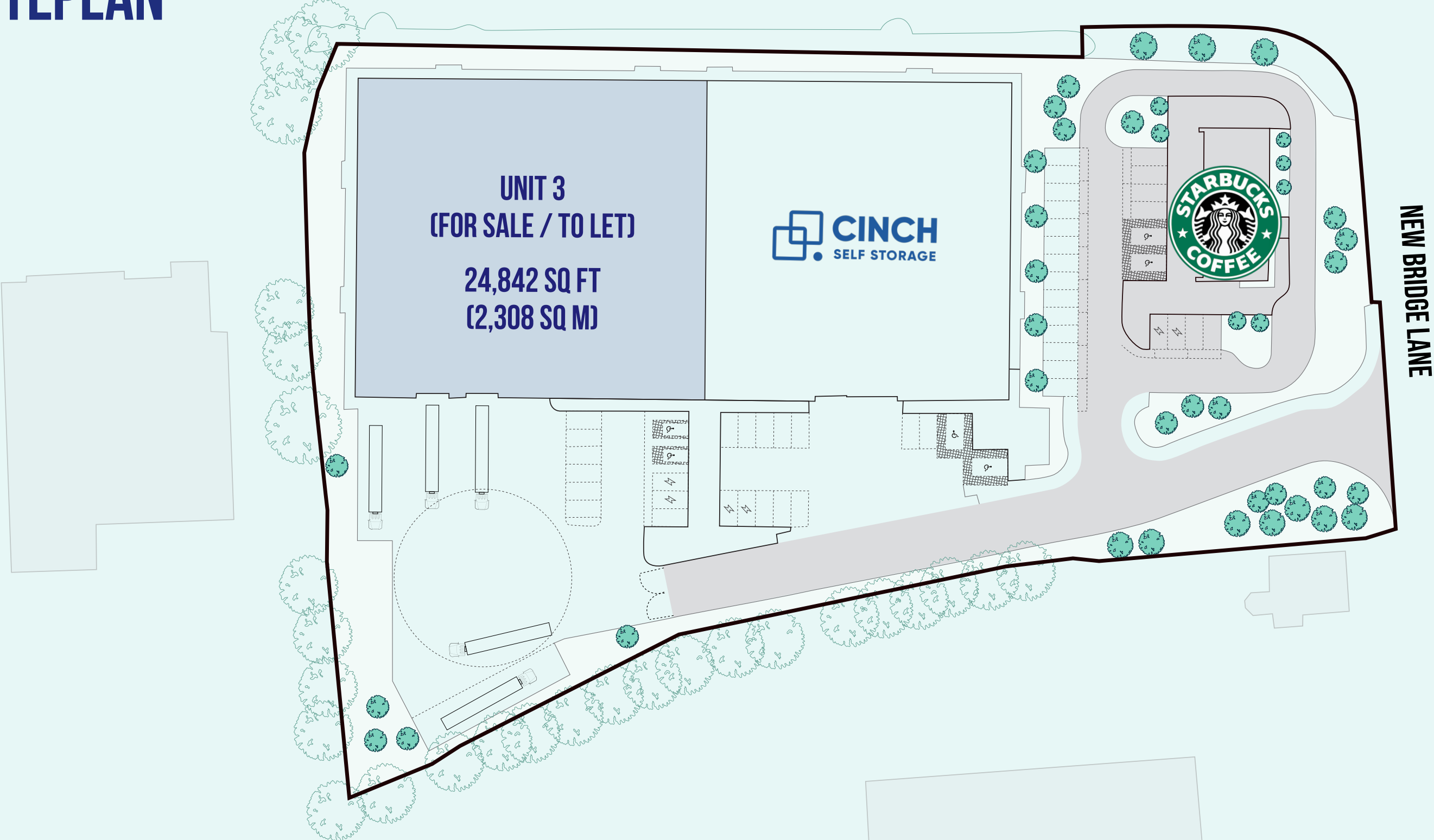


CONNECTIONS

Distance by Road (Miles)	13	14	20	38	39	40	49	60
	Kings Lynn 24 mins	Downham Market 27 mins	Peterborough 39 mins	Thetford 62 mins	Cambridge (CBG) Airport 80 mins	Cambridge 80 mins	Bury St Edmunds 85 mins	Norwich 90 mins

SITEPLAN

B198 CROMWELL RD.



GROUND FLOOR
GIA 23,196 SQ FT / 2,155 SQM

FIRST FLOOR MEZZANINE
GIA 1,646 SQ FT / 153 SQM

HAUNCH HEIGHT
(CLEAR HEIGHT) 11M

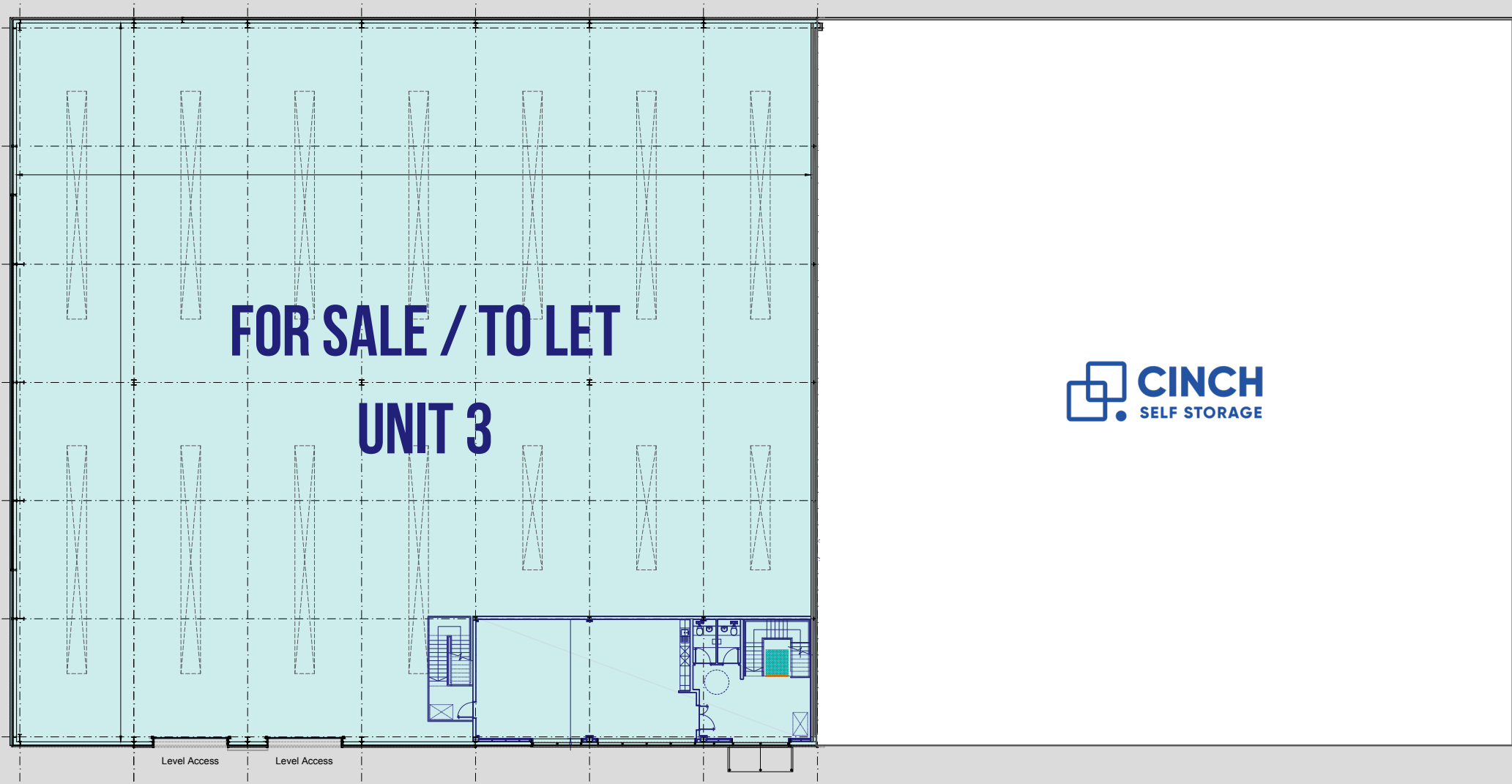


FLOORPLANS

TOTAL GIA **24,842 SQ FT**
(2,308 SQ M)

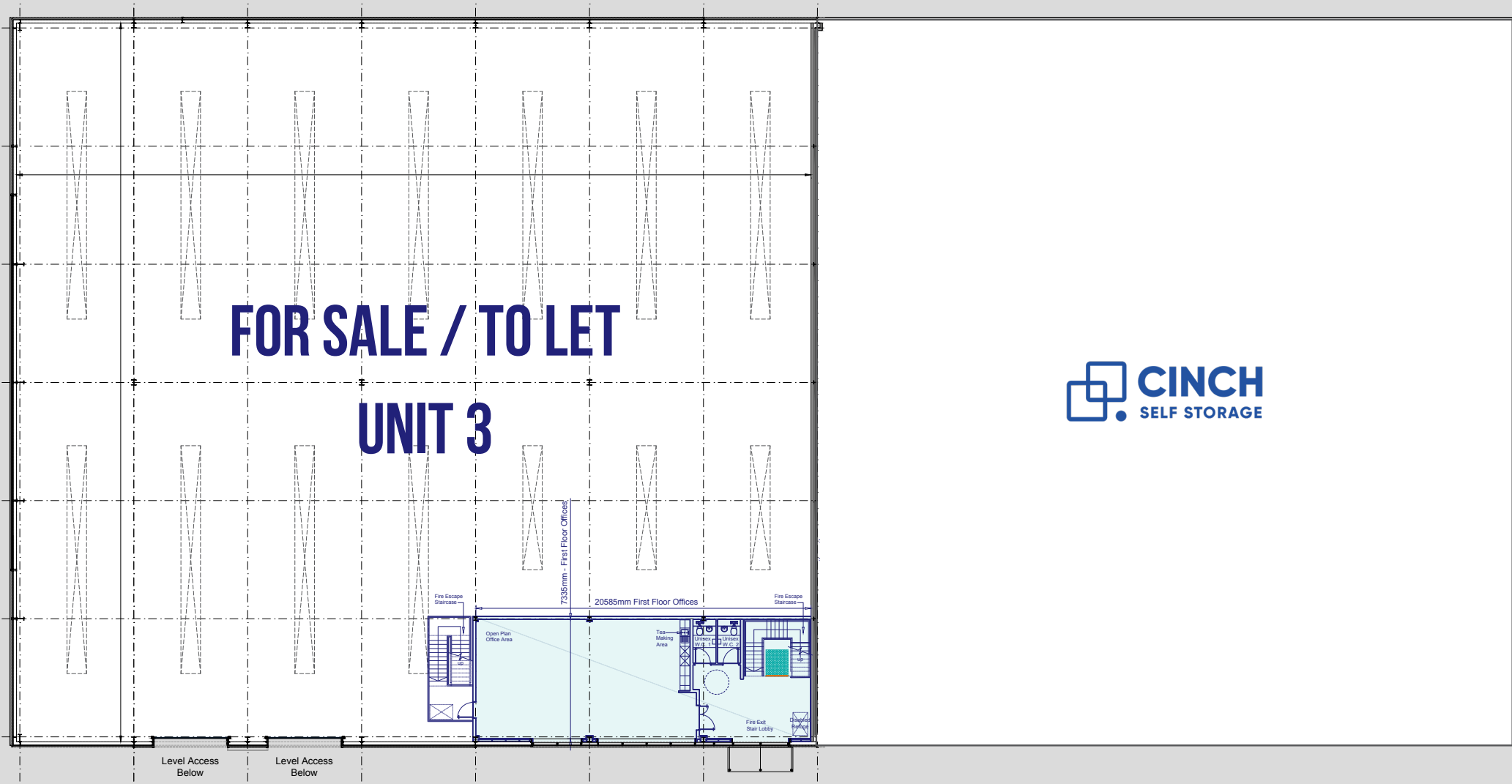
FLOORPLANS

□ GROUND FLOOR
GIA 23,196 SQ FT / 2,155 SQM



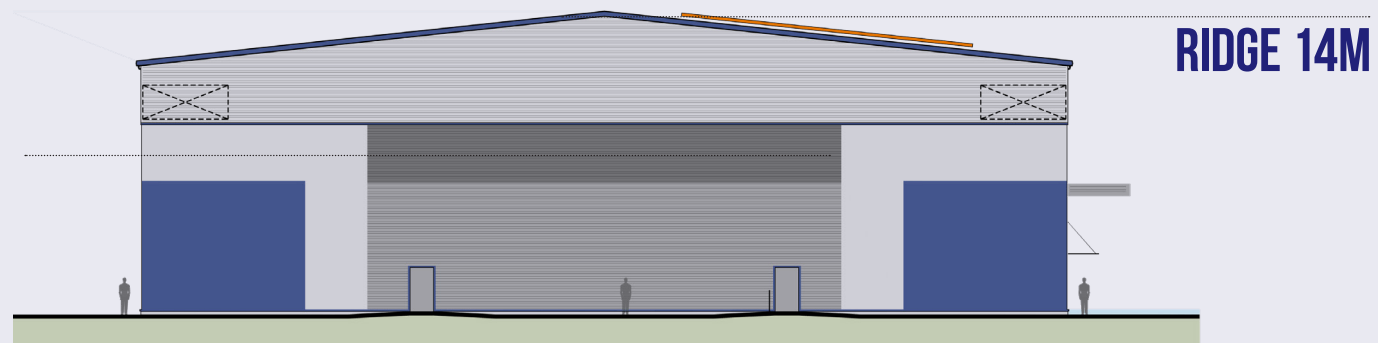
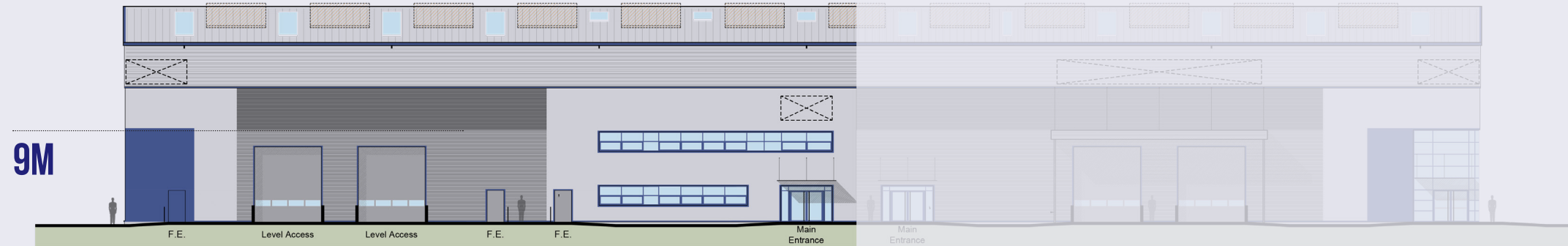
FLOORPLANS

□ FIRST FLOOR MEZZANINE
GIA 1,646 SQ FT / 153 SQM



ELEVATION

UNIT 3



SPECIFICATION

- 150 KVA
- SHELL & CORE
- 2.4M SECURE FENCING
- GATED CONCRETE YARD
- 25M TURNING CIRCLE
- CONCRETE MEZZANINE

**HAUNCH HEIGHT
(CLEAR HEIGHT)
11M**

AGENTS

PRICING & RENTAL ON APPLICATION
POA / ROA

James Anderson
07977 034282
james.g.anderson@savills.com

William Rose
07870 999566
wrose@savills.com

John Weston
01553 778068 / 07931 588 220
john.weston@brown-co.com

Alison Richardson
01553 778060 / 07768 465 755
alison.richardson@brown-co.com

A development by

URBAN ASSOCIATES
INVESTMENTS & TRADING
info@urbanassociates.co.uk

Savills Peterborough



savills.co.uk

01733 344414



Savills, Stuart House, St John's Street, Peterborough, PE1 5DD

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

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