



Unit 3 & 4 Westview Industrial Estate, Sandall Road, Wisbech PE13 2RS

**TO LET £9,500 PAX per unit**

Two Brand New Industrial/Business Premises

- Located just off the Popular Sandall Road
- Suitable for a Variety of Uses (STP)
- Allocated Car Parking & Rear Yards (Units 4 & 3)
- Secure Fenced Entrance

**88.5 – 165 sqm (888 – 1,776 sqft)**

**Alison Richardson**

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**BROWN & CO**

Property and Business Consultants

[brown-co.com](http://brown-co.com)

## Location

The properties are located on Sandall Road within a well established mixed use Industrial Estate. Neighbouring uses include industrial/manufacturing and trade counter uses with nearby occupiers including Pike Textiles, Anglia Components, AMD Dodge Dealership, Wilco and Euro Car Parts.

Wisbech is a traditional Fenland town situated on the A47, approximately 14 miles west of King's Lynn, and 22 miles east of Peterborough, the regional centre. Wisbech, with a population of 20,000 has a range of shopping facilities, primary and secondary schools and local amenities.

## Description

Brand new business units of steel portal frame construction with profiled double insulated cladding. LED lighting and roof lights throughout the units. Located in a secure fenced estate with allocated car parking with Units 4 & 3 having additional rear yard space. Each unit benefits from a roller shutter door (4.2m x 4m) with the following eaves heights: Unit 5 - 4.95m, Units 4 & 3 - 4.36m.

## Accommodation

The property provides the following net internal floor area:-

| Description    | sqm           | sqft         |
|----------------|---------------|--------------|
| Unit 5 - LET   | 79.5          | 856          |
| Unit 4         | 82.5          | 888          |
| Unit 3         | 82.5          | 888          |
| <b>Overall</b> | <b>244.66</b> | <b>2,632</b> |

## Services

It is understood mains three phase electricity, water and drainage are connected and all sub-metered.

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

To be assessed.

## Terms

The properties are offered to let on a new full insuring and repairing leases for a minimum term of 3 years or multiples thereof. Please note that any lease will be subject to a satisfactory credit reference check.

## RENT

| Property     | Price     |
|--------------|-----------|
| Unit 5 - LET | £9,200pax |
| Unit 4       | £9,500pax |
| Unit 3       | £9,500pax |

## VAT

VAT will be charged upon the rent and service charge.

## Service Charge

We understand a service charge will be levied to cover the repair and maintenance of communal areas.

## Legal Costs

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

## EPC

To be assessed.

## Viewing

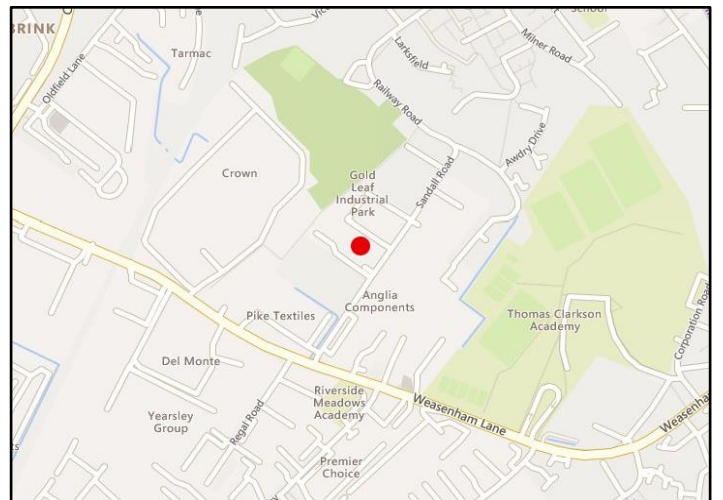
Strictly by appointment with the letting agent:-

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## IMPORTANT NOTICES

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