



Unit 5 Goldleaf Industrial Estate, Sandall Road, Wisbech PE13 2GA

TO LET £16,250 Pax

Industrial/Warehouse with Offices

- Situated Just off Weasenham Lane
- Secure Gated Site
- Within Easy Reach of the A47
- Allocated Parking Spaces

254.42 sqm (2,739 sqft) Plus mezzanine

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Property and Business Consultants
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Location

The property is located on Sandall Road within a well established mixed used 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 26,785 and offers a range of shopping facilities, primary and secondary schools and local amenities.

Description

The property is located in a secure compound of similar properties and is surrounded by palisade fencing, the gates being locked overnight. Currently laid out to provide a good sized workshop/store with offices and cloakrooms to the side with mezzanine storage over, No 5 has a minimum eaves height of 3.62m and is served by a roller shutter door 3.59m high x 3.55m wide with personnel door to the side.

The accommodation provides male and female cloakrooms, store room, a good sized showroom with kitchen off and an additional managers office to the rear. The unit is provided with 5 allocated parking spaces.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Workshop	160.35	1,726
Office, Stores & Ancillary	94.07	1,013
Mezzanine	94.00	1,012
Overall	348	3,751

Services

Mains water, drainage and electricity are understood to be connected.

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 in order to confirm the amount payable as the property may be eligible for some form of Transitional Relief.

Rateable Value (1 April 2023) £9,300

Terms & Service Charge

The property is offered to let on a new Internal Repairing and Insuring 5 year lease with a break at the end of year 3.

Service Charge is payable on an as and when basis to cover any exterior works to the property.

Please note that any lease is 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.

EPC

The property has a rating of C.

Viewing

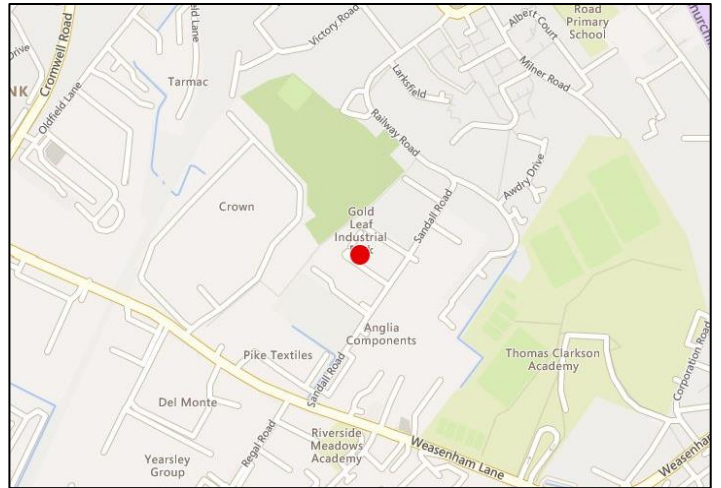
Strictly by appointment with the letting agent:-

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