



RENT
£1.50
(per sq ft)



**Middle Drove Enterprise Park,
Wisbech, Cambridgeshire, PE14 8JT**

Yard Area | 15,000 Sq Ft (1,393 Sq M)



TO LET



Location

Marshland St James is located approximately 7 miles from the centre of King's Lynn and approximately 5 miles from the centre of Wisbech.

Watlington Station is approximately 6 miles away, with direct links to King's Lynn, Cambridge and London King's Cross.

Wisbech is an attractive and historic market town commonly known as the Capital of the Fens.

King's Lynn has a direct rail link to Kings Cross via Cambridge in approximately 1 hour 40 minutes.

Downham Market, approximately 8.6 miles away, is one of Norfolk's oldest market towns and has a good range of shops, a busy market on Fridays and Saturdays and a main line railway station to King's Lynn, Cambridge, and London Kings Cross.



Description

Middle Drove Enterprise Park consists of a variety of industrial and storage units set in a secure gated environment. There is communal parking located centrally within the site, which provides ample additional car spaces.

Much of this versatile storage yard has a hard standing surface with a strip of level concrete through the middle.

The area is bounded by security fencing on three sides with gated access to the entire site directly off Middle Drive Road, providing excellent security 24/7.



Amenities



Tenant



Car Parking



Business Rates



Transport Linked



Secure Yard



Further information

Lease Terms

The yard area is available to let on terms to be agreed.

Tenure

To let on new flexible terms at £24,000 per annum

Business Rates

TBC

Occupiers will be responsible for paying Business Rates direct to the local authority.

Planning

The current permitted uses of the site fall within use class B8 of the Town and County planning order updated from the 1st September 2020. The site and all tenants operate within the operational hours agreed within the planning permission granted.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts..

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Middle Drove Enterprise Park, Cambridgeshire



Approximate Travel Distances

Locations

- Kings Lynn – 7 miles
- Wisbech – 5 miles
- A1 – 38 miles

Nearest Station

- Watlington Station – 6 miles

Nearest Airport

- London Stansted – 67.9 miles

Viewings

	Mathew Brandon
	01234 639 442
	07584 473 769
	mathew.brandon@fishergerman.co.uk
	Kerry Ward
	01234 827 114
	07929 658 084
	kerry.ward@fishergerman.co.uk

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Particulars dated April 2023. Photographs dated April 2023.