

FOR SALE - INDUSTRIAL / INDUSTRIAL / STORAGE

BROADEND INDUSTRIAL ESTATE

Broadend Road, Wisbech, PE14 7BQ



Key Highlights

- 13,962 sq ft
- 4 bay metal frame construction
- LED and sodium lighting
- Frontage to Broadend Road
- Former food processing facility
- Two storey offices to the front
- 3 phase electricity - 200amps per phase
- EPC - G

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Description

The property comprises a former food processing unit which is located on a shared complex. It has frontage to Broadend Road and is attached to the rear units.

The factory consists of a 4 bay metal framed unit with a pitched roof. There have been a number of extensions including a modern 2 storey office extension to the front with board/meeting room and canteen. The front elevation has metal cladding.

Internally the factory is fitted out with white walling, concrete floor, LED and sodium lighting. There is a steel trussed roof and a number of columns. The production area is a higher specification with white walling and ventilation. At the lowest point the eaves height is 4m. There is a mezzanine providing office and storage space but with a restricted height of 1.32m in places.

Externally the yard is shared with the rear units/adjoining tenants. There is vehicular access to the east and west of the unit. We understand the unit has a power supply of 3 phase electricity amps per phase.

Location

The property is located on the edge of Wisbech, a market town in the north-east of Cambridgeshire close to the Lincolnshire/Norfolk border. It is approximately 40 miles north of Cambridge and 55 miles west of Norwich. It is situated within the Cambridgeshire Fens, an established food produce/growing area subsequently there are many commercial occupiers in the area associated with the food industry.

Broadend Road is located just off the A47 approximately 3 miles east of Wisbech town centre. The unit fronts onto Broadend Road and the yard and access are shared with industrial units at the rear. The immediate area is farmland with an electricity sub station nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Factory	13,962	1,297.11	Available
Total	13,962	1,297.11	

Viewings

Strictly by appointment with the sole agents.

Contact

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