



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

To Let: £18,250 pa + VAT



Ref: 23143E

Unit 3 Arthur Park, 20 Thorby Avenue, March, Cambridgeshire PE15 0AZ

- Business Park Development
- Self-Contained Unit To Let
- Superior Design and Finish
- 205.0m² (2,205ft²) Total Area
- Ample Off-Road Parking
- Mixed Warehouse and Office Accommodation
- Suitable for a Range of Business Uses Including Trade Counter Businesses
- Close to Main Transport Links



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LOCATION Arthur Park is located in March's main business district which has a diverse mix of trade-counter, industrial, retail and office users.

The business park is located within close proximity to the A141, which links to the A47 and onto King's Lynn, Peterborough and A1(M).

DESCRIPTION Unit 3 Arthur Park is a striking contemporary building with highly specialised warehouse and two-storey offices to a superior design behind an attractive modern façade. The commercial property is of steel frame construction with insulated profile sheet steel cladding.

Arthur Park is a modern business park development which boasts superior design and finishes resulting in a modern business environment.

ACCOMMODATION

Total Area	205.0m ² (2,205ft ²)
Warehouse Area	102.3m ² (1,098ft ²)
Office Area	102.7m ² (1,106ft ²)

SERVICES The business park benefits from mains drainage, electricity (3-phase), gas and water.

RATES

Rateable Value (April 2023 List): £15,500
Business Rates 2023/24: 49.9p in the £

NB Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568
ndr@angliarevenues.gov.uk

VAT The property has been elected for VAT, therefore VAT at the prevailing rate is payable on the rent.

LEGAL COSTS The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in the transaction.

SERVICE CHARGE A service charge for the maintenance and repair of common areas of the park will be payable.

VIEWINGS Viewing is strictly by appointment with the Agent. For further information please contact Alan Faulkner.

PARKING Allocated parking on the site.

PLANNING The current use of the property falls within Use Class E (Commercial, Business and Service) as defined by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Any change of use would be subject to the Landlord's consent and at the Tenant's expense.

DIRECTIONS From our March Professional office, turn left onto Market Place and then right onto High Street. Continue onto Broad Street and at the traffic lights turn left onto Wisbech Road. Continue on Wisbech Road, go straight over the mini-roundabout and proceed to the roundabout. Take the third exit and then take the first right into Hostmoor Avenue. At the roundabout, take the second exit and then take the first left into Thorby Avenue, continue for a short distance and Arthur Park can be found on the right hand side.

What3Words: ///mixer.scanty.broadens

EPC RATING BAND B

PARTICULARS PREPARED 27th September 2023

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.