



MAXEY  
GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

To Let **£8,000 + VAT pa**



Ref: 18012

**Unit C6 March Enterprise Park, 33 Thorby Avenue, March, Cambridgeshire PE15 0BD**

- Modern Industrial Unit
- Ideal Starter Unit
- Approximately 84.8m<sup>2</sup> (912ft<sup>2</sup>) GIA
- B1, B8 and E(g) Use Classes
- Available To Let on a New Lease
- EPC Rating Band D





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## Commercial

**LOCATION** March Enterprise Park is a development of ten modern industrial units located in the main industrial area of March. Nearby users include national firms, such as Tesco and Howdens, and a number of local trade counter and distribution users.

March is located approximately 10.7 miles south of Wisbech, approximately 18.8 miles east of Peterborough and approximately 31.2 miles north of Cambridge. The town benefits from a railway station and good road links.

**DESCRIPTION** A modern end-terrace industrial unit of steel frame construction with profiled sheet steel clad external walls and insulated profiled sheet steel roof. The property extends to, in total, approximately 84.8m<sup>2</sup> (912ft<sup>2</sup>) Gross Internal Area and has a Kitchenette and disability compliant WC facilities.

Access to the unit is from the tarmac surfaced yard via a metal frame glass panel personnel door (with external, electrically operated security shutter) and electrically operated roller shutter door measuring approximately 3.0m by 3.0m.

Main Workshop	11.7m (max) x 7.3m (max)
WC	2.3m x 2.1m

**OUTSIDE** External tarmac surfaced yard area with one allocated disability parking space. Shared gravel surfaced car park area serving the March Enterprise Park.

**SERVICES** Mains drainage, electricity (3-phase) and water are understood to be connected. Electric under counter water heater.

Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

**TERMS** The property is offered To Let on a new lease on an Internal Repairing and Insuring basis.  
Quoting Rent £8,000 + VAT per annum.

## RATES

Rateable Value (2023 List): £6,400

Small Business Multiplier 2023/24: 49.9p in the £

NB The property may be eligible for Small Business Rates Relief. 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](mailto:ndr@angliarevenues.gov.uk)

**VAT** The property has been elected for VAT and VAT at the prevailing rate is, therefore, payable in addition to the rent. Each party will be responsible for their own legal costs incurred in the transaction.

**VIEWINGS** Viewing strictly by appointment with the Agent. Prior to conducting a viewing, we will also request full contact details and either a copy of a driving licence or passport to carry out initial anti-money laundering checks.

For further information please contact Alan Faulkner.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

**PLANNING** Consent for the erection of a block of units and associated parking was granted by Fenland District Council on 21st June 2007 under Ref F/YR07/0147/F. The consent was for uses falling within B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) with counter trade as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended).

On 1st September 2020, Use Class B1 was revoked and replaced with E(g) Use Class.

**DIRECTIONS** Proceed out of March on the B1099 (Wisbech Road), at the Peas Hill Roundabout take the third exit onto the A141 towards Wisbech. After a short distance, turn right onto Hostmoor Avenue, continue straight over the roundabout and then take the next left onto Thorby Avenue. After a short distance, the property will be on the left.  
What3Words: ///refills.buildings.kindness

**EPC RATING** BAND D

**PARTICULARS PREPARED** 18<sup>th</sup> December 2023

**INTERNAL PHOTOGRAPHS TAKEN** February 2018

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.