



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

**Rent £20,000 + VAT
per annum**



Ref: 22063E

**Unit 3, Mount Pleasant Trading Estate,
Mount Pleasant Road, Wisbech,
Cambridgeshire PE13 3FF**

- Industrial Unit
- Total Area of Approx. 813.2m² (8,750ft²) GIA
- Allocated Parking
- Part of Larger Trading Estate
- 3-Phase Electricity Connected
- Available To Let on a New Lease



Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

commercial@maxeygrounds.co.uk
01945 428830

Commercial

LOCATION Unit 3 is located on the Mount Pleasant Trading Estate which is host to a range of businesses. The site is located in a prominent industrial area of Wisbech with access from both Mount Pleasant Road and Chase Street. Wisbech is conveniently located on the A47 between Peterborough and King's Lynn.

DESCRIPTION An Industrial Unit extending, in total, to approximately 813.2sqm (8,750 sqft) GIA, located within a thriving trading estate. In brief, the accommodation comprises a main Warehouse/ Workshop with a side corridor suitable for a range of uses.

The Unit has mains electricity connected (3-phase) and is equipped with LED lighting. Mains water and mains drainage are available for connection. The maximum pitch height in the Warehouses is 8.6m and the maximum eaves height is 6.7m. There are also two roller shutter doors measuring 5.4m wide by 4.9m high.

The Unit is accessed via a communal yard, used by the other businesses on the Estate. There is allocated parking to the front of the unit.

ACCOMMODATION

Warehouse: 27.8m x 16.7m
18.5m x 17.4m
Corridor: 14.7m x 1.9m

TERMS The Unit is offered To Let on a new lease at an asking rent of £20,000 + VAT per annum for an initial term of at least 3 years.

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.

SERVICES It is understood that mains electricity (3-phase) is connected. Mains water and drainage are available for connection. New telecommunication connections will need be established by the Tenant.

RATES The Business Rates will need to be re-assessed by the VOA upon occupation.

VAT The property has been elected for VAT, as such, VAT at the prevailing is payable in addition to the rent, service charge and insurance contribution.

LEGAL COSTS Each party will be responsible for their own legal costs incurred in the preparation of the Lease.

SERVICE CHARGE There is a service charge which covers the cost of maintenance of the communal areas and roadways, onsite security, insurance of the substation, gritting and communal lighting. In addition, there is also an insurance contribution payable by the Tenant to cover the cost of the building insurance.

Service Charge: £1,750 + VAT per annum
Insurance Contribution: £1,450 + VAT per annum.

DIRECTIONS From our Wisbech Office, proceed north, straight over the Freedom Bridge roundabout onto Lynn Road. Continue for a short distance, turn left onto Mount Pleasant Road. Proceed for approximately 400m and the site is on the left. //what3words: flipper.computers.rooftop

FOR FURTHER INFORMATION Contact Victoria Marr or Thomas Jupp at our Wisbech Professional Office.

EPC RATING BAND C

PARTICULARS PREPARED 30th March 2022