



TO LET/FOR SALE • INDUSTRIAL UNITS FROM 2,000 SQ FT – 60,000 SQ FT • SUITABLE FOR EMPLOYMENT USES (E/B2/B8)\*

Trade Counter / Industrial / Logistics Opportunities in a prominent arterial location



**WISBECH  
GATEWAY**  
CAMBRIDGESHIRE

\*Subject to Planning

## INDUSTRIAL / LOGISTICS OPPORTUNITIES

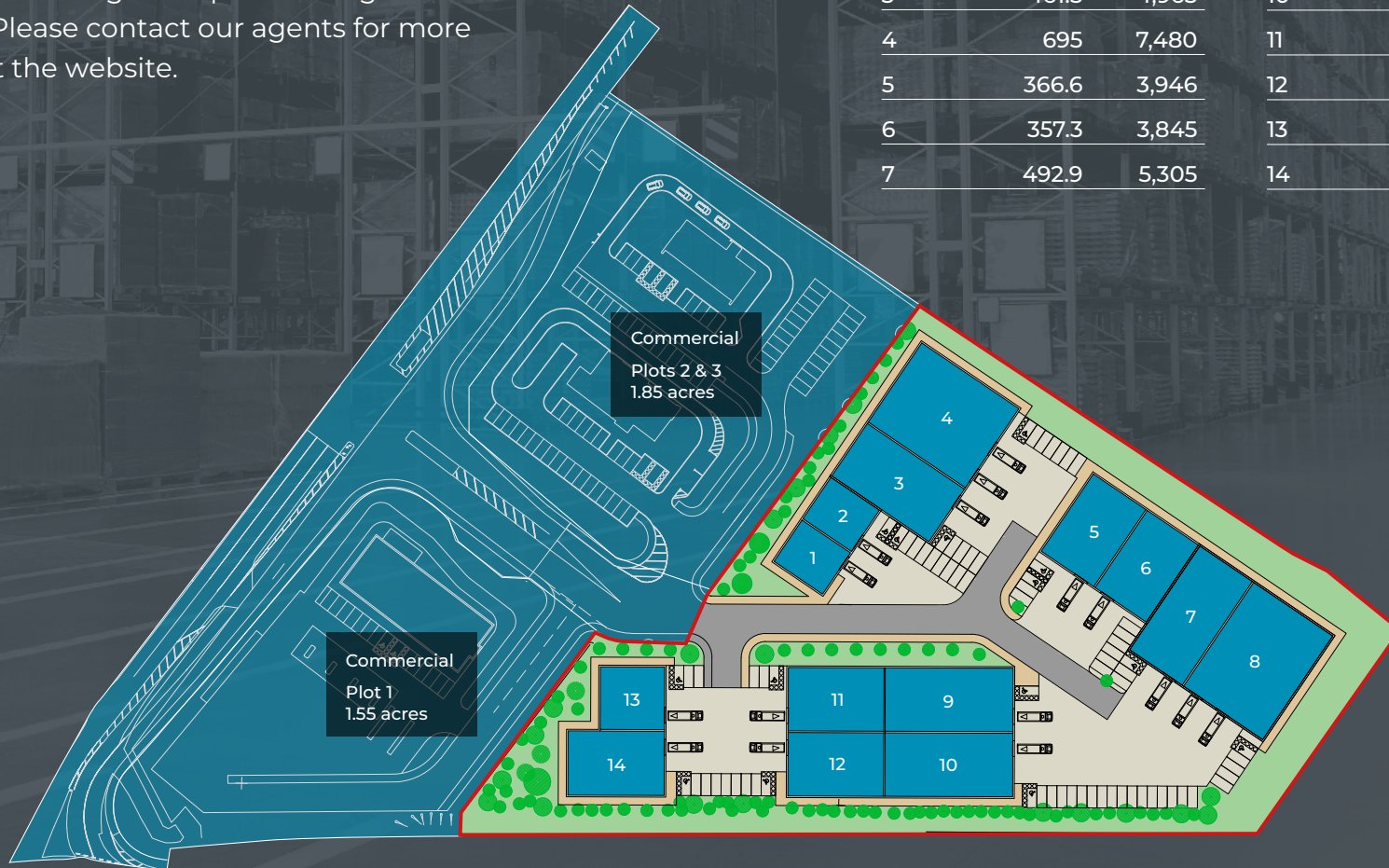
Wisbech Gateway offers flexible industrial solutions for businesses from 2,000 – 60,000 sq ft, covering E, B2 and B8 uses (subject to planning). Two indicative layout options are given here, all enquiries welcome - please contact our agents for more information.

## COMMERCIAL OPPORTUNITIES

Plot 1, 2 and 3 - drive through and petrol filling station options available. Please contact our agents for more information or visit the website.

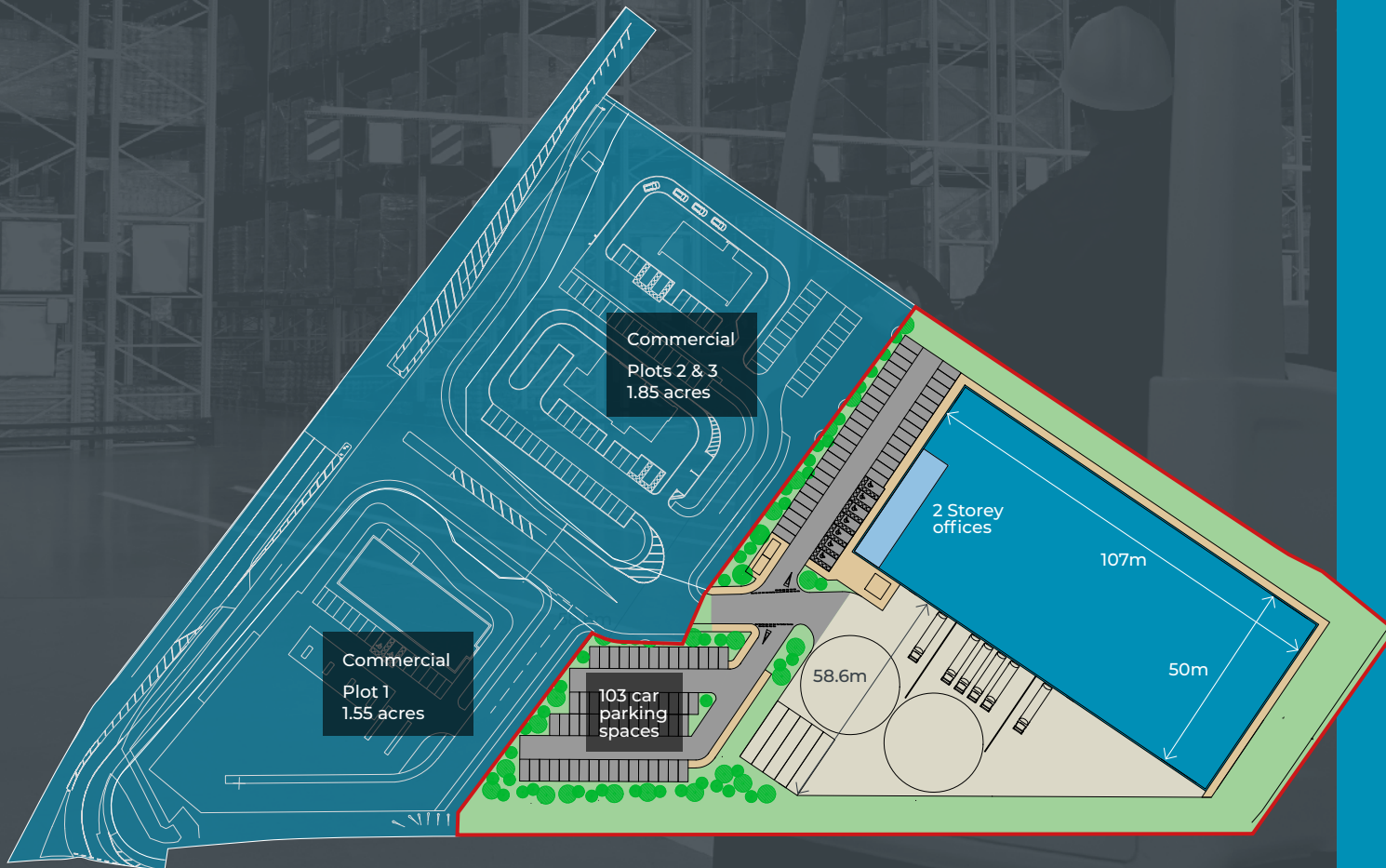
## MULTI UNIT OPTION

Unit	Sq m	Sq ft	Unit	Sq m	Sq ft
1	181.5	1,953	8	742.6	7,993
2	181.5	1,953	9	503.3	5,417
3	461.3	4,965	10	503.3	5,417
4	695	7,480	11	376.9	4,056
5	366.6	3,946	12	376.9	4,056
6	357.3	3,845	13	249.5	2,685
7	492.9	5,305	14	383.9	4,132



## SINGLE UNIT OPTION

Unit	Sq m	Sq ft
	5,584	60,109



Wisbech Gateway fronts the A47, offering excellent connectivity and exposure for occupiers. The area is a thriving business location with DHL, Nestle, Travis Perkins and Knowles Logistics all in close proximity to the site.

The site is connected to commercial plots, designed to attract new occupiers which may include quick service restaurants, coffee, petrol station and EV charging.



POTENTIAL FOR  
MEZZANINE FIT OUT



TARGETING BREEAM  
VERY GOOD



ELECTRIC VEHICLE  
CHARGING



UP TO 10M CLEAR  
INTERNAL HEIGHT



DEDICATED PARKING



MINIMUM 35KN/M2



3 PHASE POWER



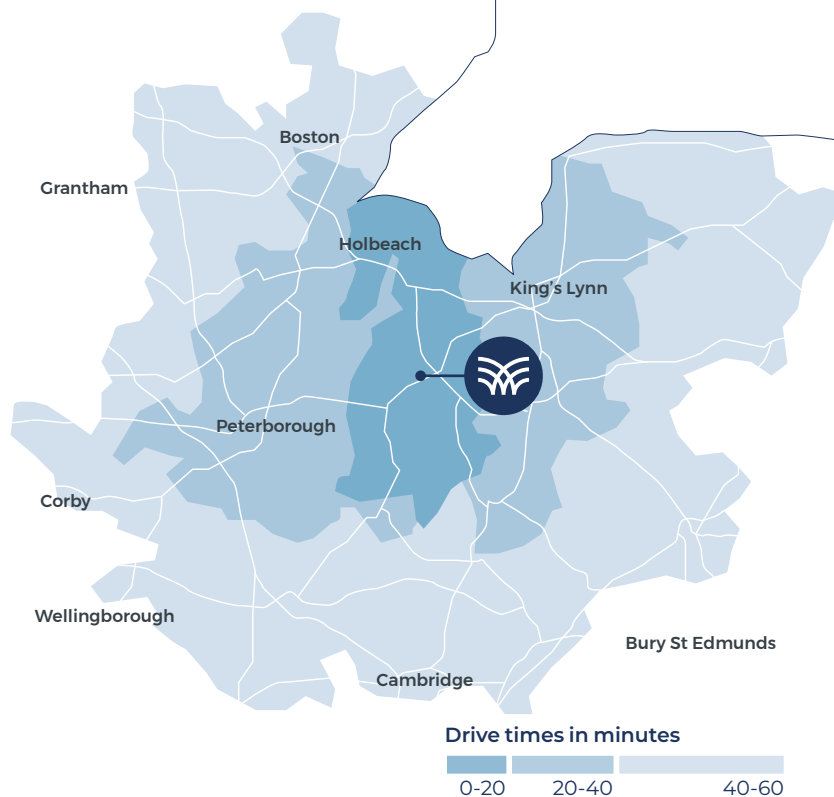
UP TO 1.4 MVA TOTAL  
POWER AVAILABLE



THRIVING BUSINESS  
LOCATION



ACCESS TO LOCAL  
AMENITIES



Distance	Population	Households
Up to 20 mins	111,748	47,609
Up to 40 mins	568,472	237,009
Up to 60 mins	1,197,975	500,329

source: drivetimemaps.co.uk

Location	Miles	Drive times
Wisbech	1.7	0:05
King's Lynn	15	0:27
Peterborough	19.6	0:30
Cambridge	44	1:11
Birmingham	104	2:18
London	115	2:36

source: google maps

Wisbech Gateway is located directly fronting the busy A47 just 1.5 miles from Wisbech Town Centre, offering exceptional exposure and connectivity.

Wisbech is the largest town in Fenland and serves a wide area of villages as well as the town itself. Fenland is home to over 102,000 people, providing a wide potential customer and workforce base.

**79.7%**  
OF FENLAND POPULATION  
ECONOMICALLY ACTIVE  
(78.5% GB Average)

**ESTIMATED OVER 6.5m**  
VEHICLES PASS THE SITE ON  
THE A47 EVERY YEAR  
(dft.gov.uk)

SAT NAV: **PE14 0SN** • WHAT 3 WORDS: **FOLLOW.ROCK.BRAVED**

**WisbechGateway.co.uk**

A scheme by  
**Godwin Developments**  
[www.godwindevelopments.co.uk](http://www.godwindevelopments.co.uk)

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