



**Middle Drove, Marshland St James,  
Wisbech, Cambridgeshire, PE14 8JT**

# TO LET/FOR SALE - Middle Drove, Marshland ST James, Wisbech



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Commercial manufacturing units set on an approximately 6.7 acre site available to let or for sale. The site has ample car parking provisions with extensive loading, unloading and turning space.

- Open plan industrial units up to 78,000 sq ft
- Dual aspect loading doors
- Units available in part or as a whole
- Security fencing and gated access
- Ample car parking provisions
- Expansion land of circa 5.9 acres located to the rear of the site.



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## Location

Marshland St James is located approximately 7 miles from the centre of King's Lynn and approximately 5 miles from the centre of Wisbech

Watlington Station is approximately 6 miles away, with direct links to King's Lynn, Cambridge and London King's Cross.

Wisbech is an attractive and historic market town commonly known as the Capital of the Fens.

King's Lynn has a direct rail link to Kings Cross via Cambridge in approximately 1 hour 40 minutes.

Downham Market, approximately 8.6 miles away, is one of Norfolk's oldest market towns and has a good range of shops, a busy market on Fridays and Saturdays and a main line railway station to King's Lynn, Cambridge, and London Kings Cross

## Description

The buildings are situated within the commercial manufacturing site of approximately 0.32 hectares (0.8 acres) the remaining 2.38 hectares (5.9 acres) is expansion land located at the rear of the site.

There are 5 industrial units most recently occupied as a single building measuring in total approximately 7,246 sq m (78,000 sq ft).

In addition there are offices internally linked measuring approximately 366 sq m (3,940 sq ft.).

The space does have the ability to be split into individual units ranging from approximately

1,020 sq m (10,982 sq ft) to 1,936 (20,839 sq ft).

The industrial buildings are predominately clear span steel portal frame buildings with concrete block walls with cladding above.

There is car parking provisions and ample loading, unloading and turning space.

Much of the yard space is concrete with some un-surfaced land that has a hard standing surface. The site is bounded by security fencing and gated access providing access directly to Middle Drove Road.

The newer units have a 6.6m minimum eaves height and a 8m maximum eaves height. The older unit has a minimum eaves height of 5.3m and a maximum eaves height of 6.5m.

## Guide Rental

Offers invited in the region of £3 per sq ft.

## Guide Price

Price on application for interest in the purchase of the units.

## Tenure

The units are available by way of a new lease on terms to be agreed.

The property is also available to purchase on a 999 year long leasehold or freehold basis.

## Business Rates

The property is in the process of being re-rated. Interested parties should contact the local authority for further information.

2018/2019 Rates Payable 48p/49.3p in the £

## EPC

Energy Performance Rating E.

## Services

Mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with the agent.



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