



01553 778068 | KingsLynnCommercial@Brown-co.com



Shed 5, EUROPA WAY, Wisbech, PE13 2TZ
TO LET £53,000 pax

Modern detached industrial unit on good sized site

- Manufacturing/storage and distribution premises
- Prominent corner position
- With secure concrete yard/compound
- Suitable for a variety of uses (STP)

1,656.59 sq m (17,832 sq ft)

Location

The property is located on an established Industrial Estate in Wisbech. The premises can be found at the junction of Algores Way and Europa Way. Neighbouring uses include established industrial and trade counter uses.

Wisbech is an established centre for the food processing industry and the property lies in close proximity to Partner Logistics, who operate the UK's largest frozen food logistics facility in Algores Way, which has a capacity of 77,000 pallets.

Wisbech is a traditional fenland town situated on the A47, approximately 14 miles west of King's Lynn, and 22 miles east of Peterborough, the regional centre. Wisbech, with a population of 20,000, has a range of shopping facilities, primary and secondary schools and local amenities.

Description

The property comprises a modern detached industrial warehouse/factory. The property is of steel portal frame construction with a perimeter brick wall to approximately 2ft. The premises have steel composite insulated panels to both walls and roof with a power floated concrete floor and is clear span. The property is internally separated and houses a cold store.

Externally there are two access points to the property via Europa Way and Algores Way respectively. There is a secure perimeter fence and access gates, and a concrete apron to the front of the building.

Accommodation

The property has the following (approximate) gross internal floor area:-

	m ²	ft ²
Warehouse/Production Space	1,469.8	15,821
Chill Room	56.3	606
Plant Room	26.9	290
Office/Ancillary	103.6	1,151
Overall	1,656.6	17,832
Portacabin	32.4	349

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Rateable Value	£51,500
Rates Payable	£26,368

Tenure

The property is offered to let on a new full repairing and insuring lease for a minimum of 3 years.

VAT

It is understood that VAT will be applicable to the rent.

Legal Costs

The ingoing tenant will be expected to bear the Landlords reasonable legal costs incurred in the preparation of this lease.

EPC Rating

The property has an EPC rating of D.

Viewing

Strictly by appointment with the sole letting agent:-

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
PE30 1JJ

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