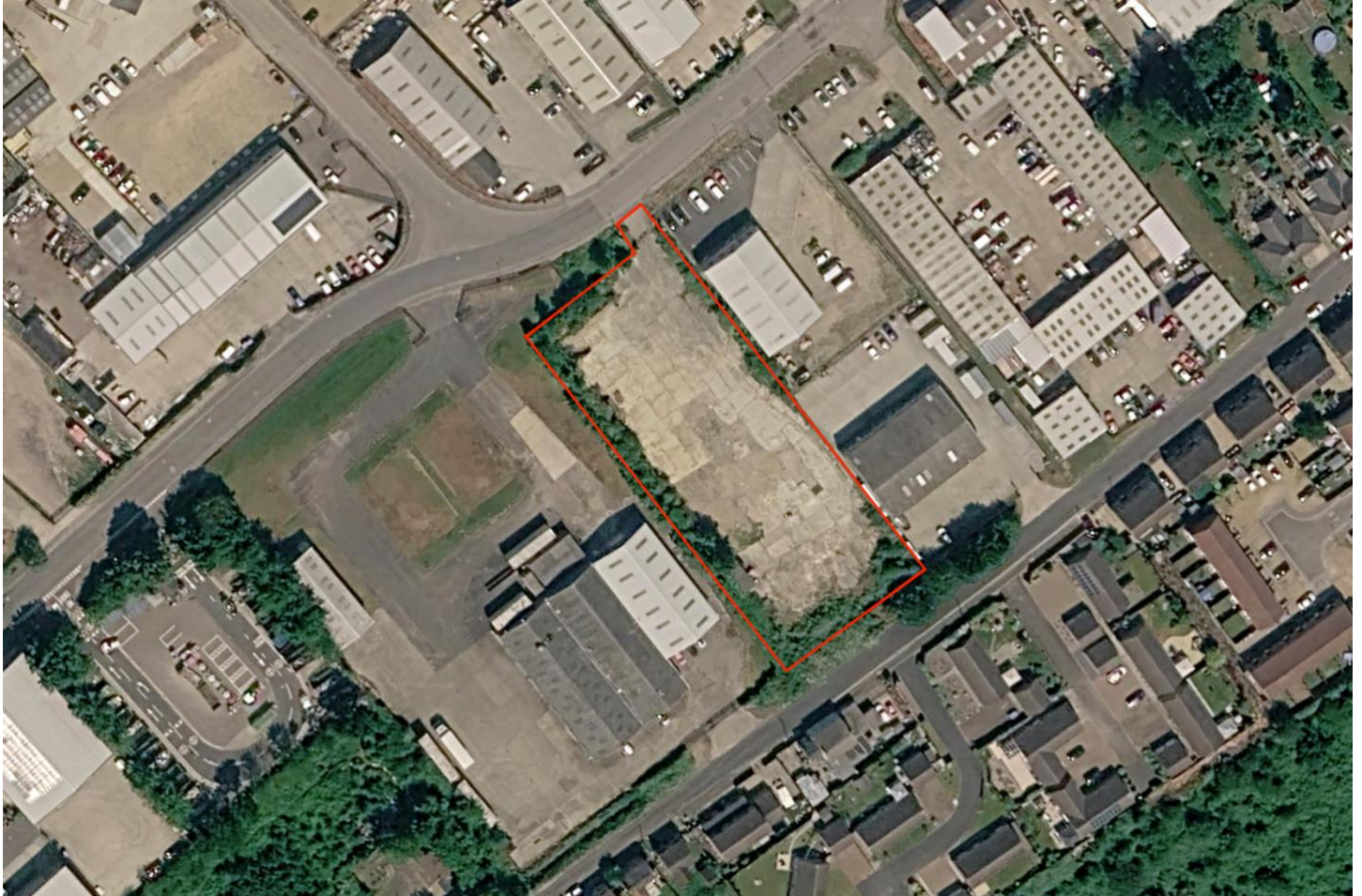


Hard-surfaced and Secure 1 acre Storage Site on Busy Industrial Estate To Let Leasehold Immediately

1 Acre Storage Site | Boleness Road | Wisbech | PE13 2RX



Available To Let Immediately with Electricity and Water Connections
Hard-surfaced Secure Storage Site Suitable for HGV's, Builders Merchants or
Other Uses Subject to Statutory Consents

Available to Let Leasehold with No Ingoing Premium
£25,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The Fenland town of Wisbech is located approximately 95 miles to the north of London on the Cambridgeshire Fens, 35 miles to the north of Cambridge city.

The town has a large retail catchment area with an urban population of around 32,000 residents and a range of local amenities.

The Boleness Road Industrial Estate is located approximately 1 mile to the south of the town centre, the site being located to the south of Boleness Road in an area of general industrial activity, trade counters and the motor trade.

Nearby occupiers include Wickes, Tesco, Dunelm, Argos, B&M, Halfords, Pets at Home, DHL, motor trade and a number of heavy and light industrial users.

Description...

The site comprises a rectangular yard which is hard-surfaced.

Access is from the northwestern side of Boleness Road where a lockable gate leads to a secure fenced yard with concrete base.

There are electricity and water connections suitable for a modular office.

The land extends to 0.4 hectares, 1 acre approximately.

Lease Terms...

The land is available by way of a new five-year lease with the tenant responsible for utilities, including Business Rates. The rent will be paid quarterly in advance and be subject to VAT.

The incoming tenant will be responsible for the landlord's reasonable legal fees up to a maximum of £1,000 plus VAT with the rent paid quarterly in advance.

Outgoings...

The tenant will be responsible for all outgoing at the site.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
sales@poyntons.com | poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

