

COMMERCIAL OFFICES & YARD TO LET MARCH CAMBRIDGESHIRE

20-24 MARWICK ROAD, MARCH, CAMBRIDGESHIRE, PE 15 8PH

- OFFICE SPACE & YARD IN INDUSTRIAL LOCATION
- APPROXIMATELY 196.8M² NET INTERNAL AREA
- GROUND FLOOR ENTRANCE AND STORAGE
- FIRST FLOOR OFFICES & YARD SPACE
- TO LET AS A WHOLE (MAY CONSIDER SPLITTING)
- AVAILABLE IMMEDIATELY
- YARD SPACE APPROX 1,162M² - WIDTH 32M X LENGTH 63M

LOCATION

The property is located on Marwick Road, an industrial estate on the northern edge of March, with the yard being on the opposite side of the road. March is a historic market town and the administrative centre of Fenland District Council. March lies on the A141 Huntingdon to Guyhirn road, where it links to the A47 giving access to Peterborough, King's Lynn and beyond. March lies approximately 20 miles east of Peterborough, 6 miles south of Wisbech, 20 miles north east of Huntingdon and 30 miles north of Cambridge. The population of March is approximately 22,000.

ACCOMMODATION

Ground Floor

Steps from car parking

Open Entrance Area

Storage Area

8.8m x 3.9m 30.4m²

18.2m x 3.9m 70.3m²

First Floor

Office 1

Office 2

Office 3

Office 4

Office 5

Office 6

Kitchenette

Ladies and Gents WC

8.8m x 3.8m 33.7m²

6.7m(max) x 2.6m(max) 15.5m²

4.6m x 2.6m 11.9m²

4.3m x 2.6m 11.4m²

4.6m x 2.6m 12.0m²

4.4m x 2.7m 11.6m²

PRICE & RATES

£10,000 PA Office Space only - £18,000 PA including Service Yard. The available space is currently included within the overall rating of the whole building.

TERMS

The property is offered To Let as a whole on a new lease on terms to be agreed on an Internal Repairing Obligations basis. The Landlord may be prepared to consider a number of lettings of individual rooms.



01977 804079



storelogs.co.uk



helen.chadwick@storelogs.co.uk

StoreLogs

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PE15 8PH

VIEWINGS

For an appointment to view email helen.chadwick@storelogs.co.uk or call 01977 804079.

VAT

We are advised that the property has not been elected for VAT. In the event that the rent becomes a taxable supply then VAT will be payable in addition to the rent.

LEGAL COSTS

The tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in the preparation of the lease.

SERVICE CHARGE

If let as a number of small units, a service charge will be levied to cover upkeep and maintenance of common parts.

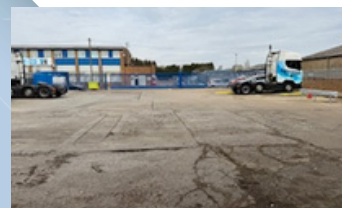
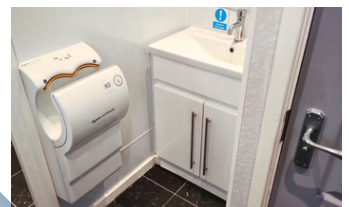
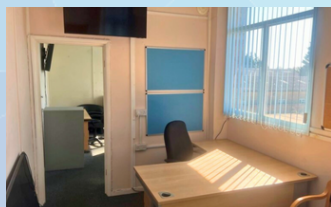
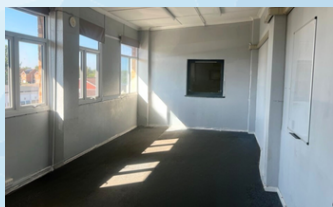
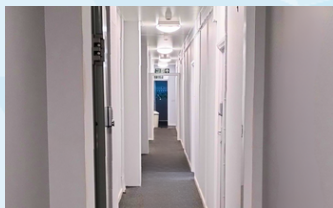
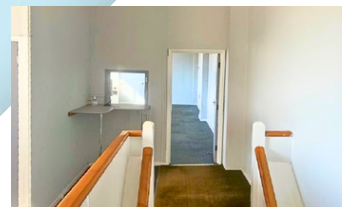
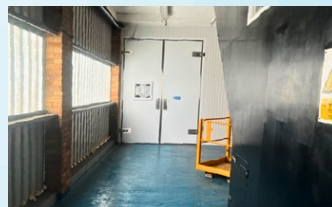
PARKING

Shared parking at the front of the building, abutting Marwick Road.

DIRECTIONS

From March Market Place proceed north along Broad Street. Turn right onto Station Road (B1101) and follow this road for approximately 1 mile, crossing over the railway crossing and the Estover Road and Norwood Road mini roundabouts. Turn left into Marwick Road where the property is the last property on the right hand side.

What3Words: ///raced.shiny.proudest



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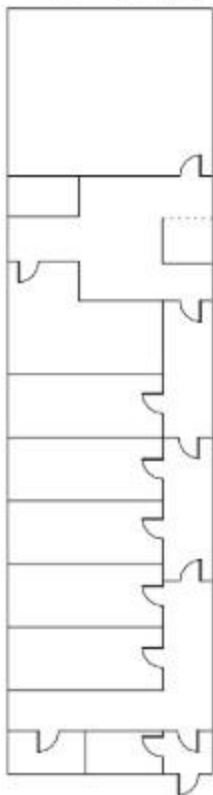


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Main Office
First Floor, Store 1



Plant Room
and Canteen

