



FOR SALE

Part Vacant - Part Let Industrial/ Warehouse Premises and Yard

Gaul Farm, Gaul Road, March, Cambs, PE15 0YY

Total Site Area - 0.90 Ha (2.23 Acres) Approx

Twelve Industrial/Warehouse Units Totalling 1,152 sq m (12,395 sq ft) Approx

Five Units Currently Let Producing £10,260 Per Annum Exclusive

Quarter of a Mile from A141

Ideal Freehold Opportunity for Owner Occupier and/or Investor

For more information please contact Howard Westgate

Tel: 01480 213811 or email: hwestgate@barfords.co.uk

Location

March is the county town of the Isle of Ely in the area of Cambridgeshire. The historic market town is the administrative centre of Fenland District Council and lies 29 miles north of Cambridge, 14 miles north-west of Ely and 9 miles south of Wisbech. The town is located just off the A47 Norwich to Birmingham trunk road which connects East Anglia and the Midlands. This route gives access to the A1 and the motor network to Peterborough, 20 miles to the west. March has a residential population of approx. 20,000 persons which serves a large rural catchment population in excess of 80,000 people.

Gaul Farm is located a quarter of a mile from the A141 March Bypass in a rural setting.

The Site

There are twelve industrial/warehouse units totalling approx. 1,152 sq m (12,395 sq ft).

The total site area is approximately 0.90 Ha (2.23 Acres). The site is fenced and in the main surfaced.

Current Income

Five of the units are presently let to different tenants producing a total rental income of £10,260 per annum exclusive.

Further information is available upon request.

Planning

We understand the site has planning permission for B2 (General Industrial) and B8 (Storage and Distribution) uses as described under the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries as regards permitted uses by making enquiries to the relevant Planning Department.

Services

Mains water. Drainage is to a private septic tank. 3-Phase electricity. A gas main lies adjacent to the site.

Interested parties are advised to make their own enquiries to the relevant service providers.

Terms

The site is offered freehold.

Price

Offers are invited.

Legal Costs

Each party to bear their own legal costs.

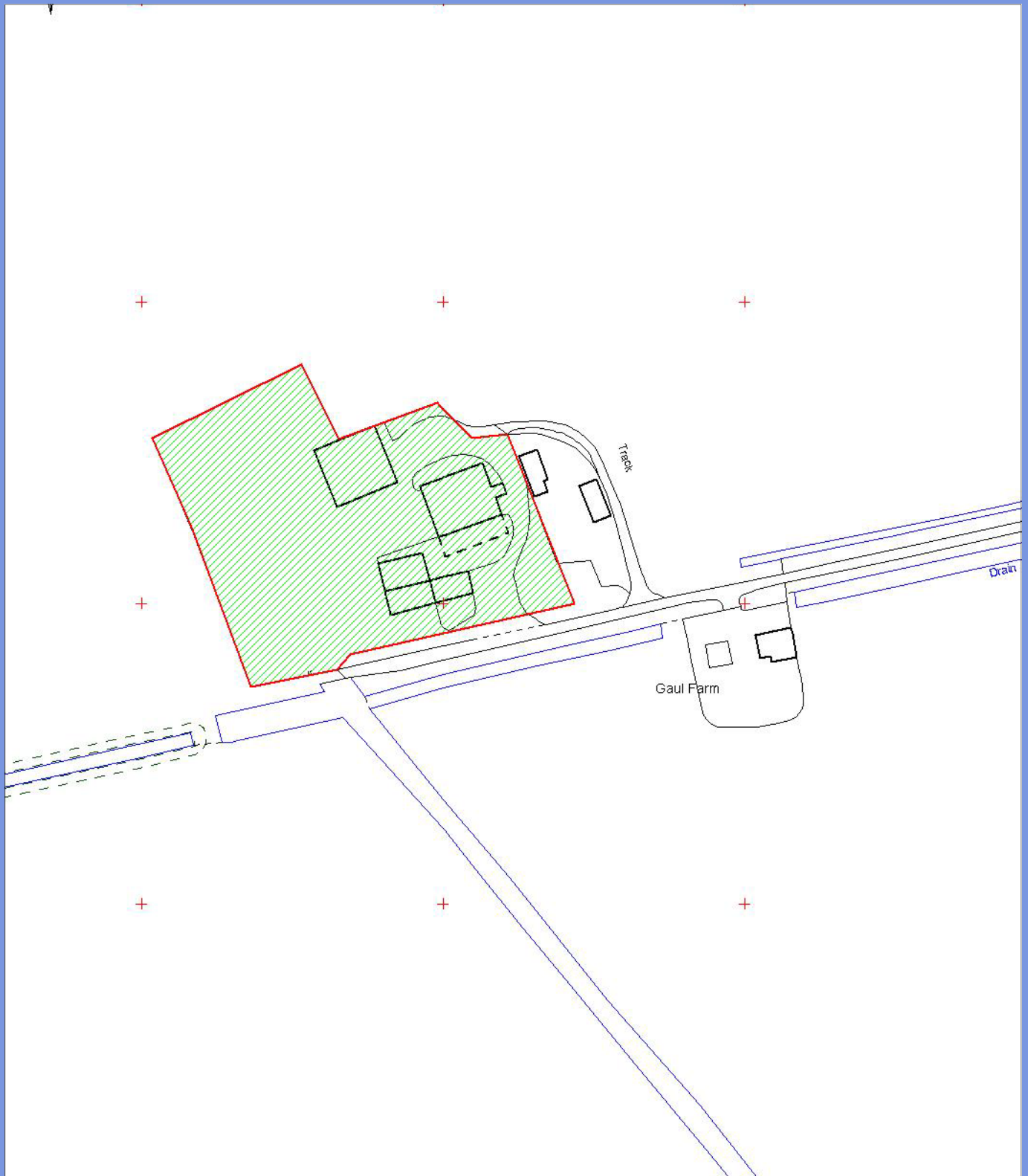
Viewing

By appointment through the Sole Agents Barford + Co 01480 213811.

G-223A
07/08/12

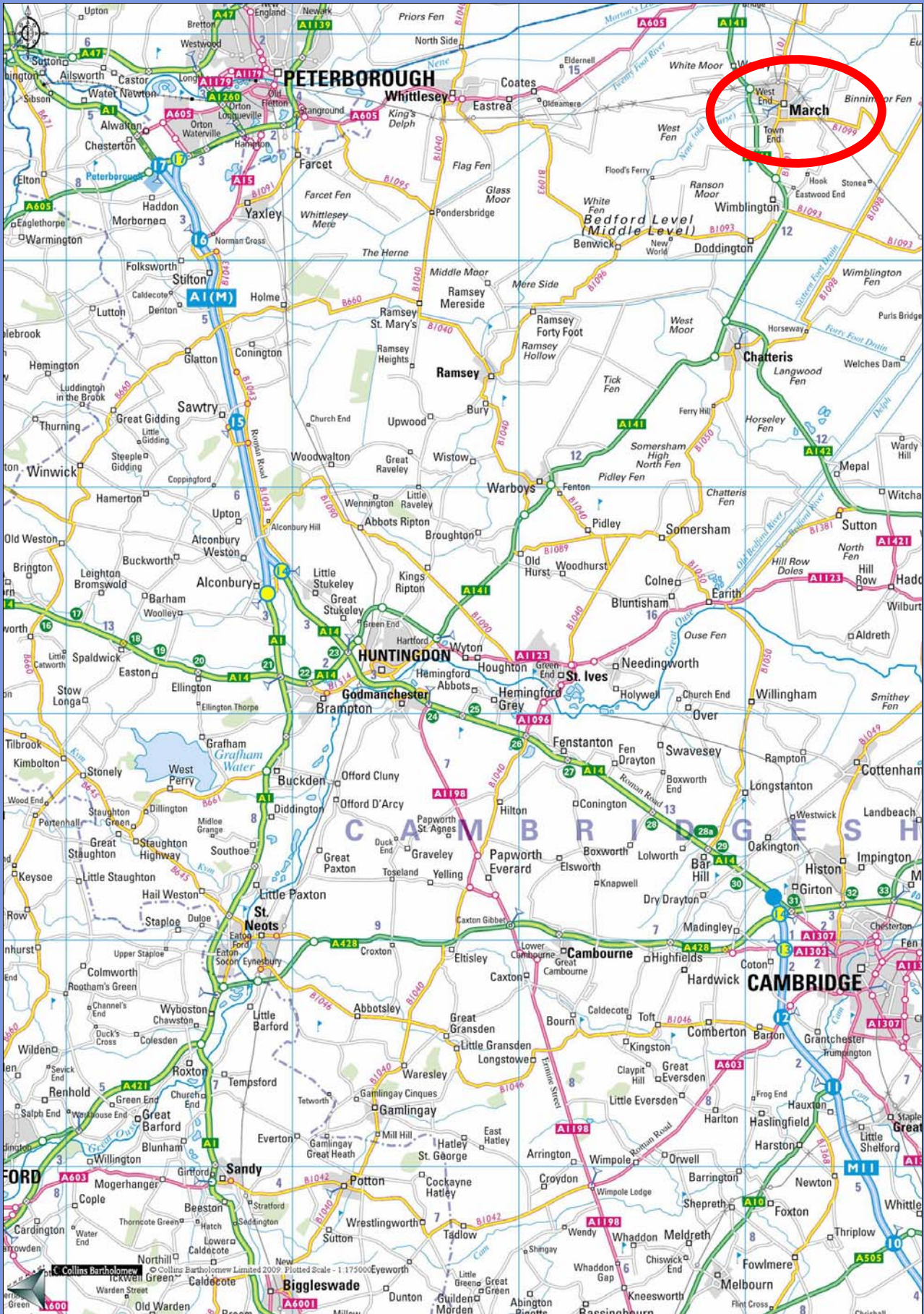
MISREPRESENTATION ACT/MISDESCRIPTIONS ACT

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Gaul Farm, Gaul Road, March, Cambs, PE15 0YY
Site Plan

Ref: G-223A



Gaul Farm, Gaul Road, March, Cambs, PE15 0YY
Location Plans

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