

INDUSTRIAL TO LET

**BARKER STOREY
MATTHEWS**

01733 897722

37 Priestgate, Peterborough PE1 1JL
bsm.uk.com



Europa Way, Wisbech PE13 2TZ

- ◆ Modern detached industrial/ warehouse unit on self contained site of approx. 0.435 hectares (1.07 acres)
- ◆ Recently refurbished
- ◆ 1,656 sq m (17,832 sq ft)
- ◆ New lease available, terms by negotiation
- ◆ Fully fenced & gated site
- ◆ Rent: £49,500 pax



Voted by Estates Gazette 'Most Active Regional Agent Norfolk, Suffolk & Cambridgeshire'



RICS



BURY ST EDMUNDS · CAMBRIDGE · HUNTINGDON · PETERBOROUGH

LOCATION

The property is located within the prime industrial/warehouse estate in Wisbech. The premises are located at the junction of Algores Way and Europa Way.

Occupiers in the immediate vicinity include BJ Books Ltd, DAF, Taymor Plumbing, Priden Engineering, Maha UK Ltd, Floorspan Contracts and Frimstone Ltd.

DESCRIPTION

The property comprises a modern detached industrial/warehouse building of steel portal frame construction clad in insulated UPVC coated steel sheeting under insulated roof with integrated roof lights. A power float concrete floor is provided throughout.

A small chill room and associated plant room are provided with offices, toilets and ancillary accommodation. A portacabin is located externally within the self contained yard.

ACCOMMODATION

Production space	1,469.8 sq m	(15,821 sq ft)
Chill room	56.3 sq m	(606 sq ft)
Plant room	26.9 sq m	(290 sq ft)
Offices/ancillary	103.6 sq m	(1,115 sq ft)

Total **1,656.6 sq m (17,832 sq ft)**

Portacabin 32.4 sq m (349 sq ft)

SERVICES

Mains electricity is available to the property. We have not ascertained other service arrangements and interested parties are advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term by negotiation.

RENT

£49,500 per annum, exclusive of VAT, insurance and all other usual outgoings. We understand that VAT will be charged on the rent.

RATES

Rateable Value to be confirmed.

For the year commencing 1 April 2013 rates are normally charged at 47.1p in the pound on the Rateable Value. Interested parties are advised to check with the Local Rating Authority as to the amount payable.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment with the agents:-

Barker Storey Matthews
Telephone: (01733) 897722
Fax: (01733) 897722

Contact:

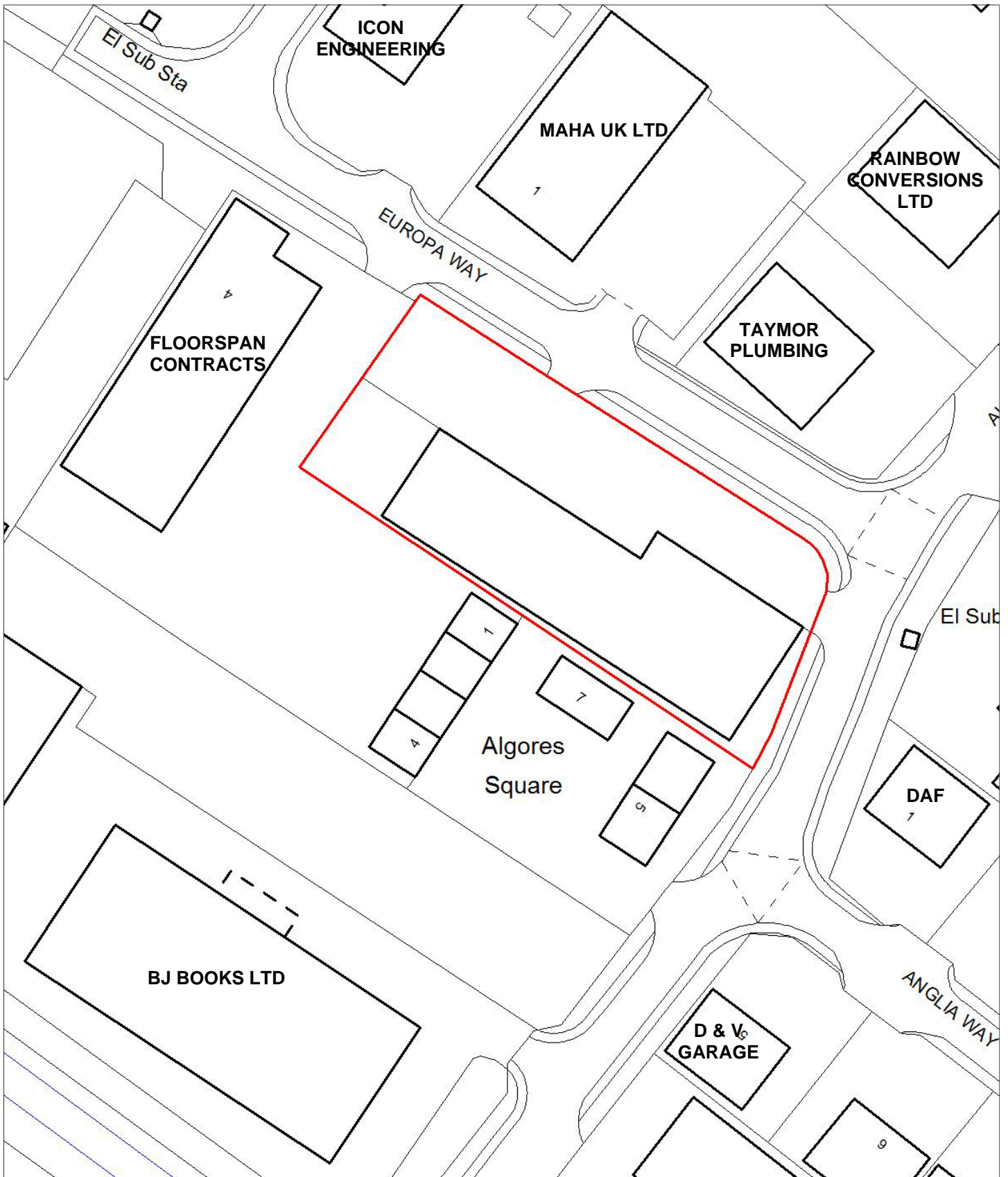
Steve Hawkins: sph@bsm.uk.com
Cameron Park: cp@bsm.uk.com

www.bsm.uk.com

Or joint agents Brown & Co, 01553 770771,
contact John Weston

Ref: 4L108
130508





ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED.

THIS PLAN IS PUBLISHED FOR IDENTIFICATION PURPOSES ONLY AND ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTRACT. LICENCE No. 100003928

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Energy Performance Certificate

Non-Domestic Building



Landgate Developments Ltd
Europa Way
WISBECH
PE13 2TZ

Certificate Reference Number:
0793-0518-1830-7400-1203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 80 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1659
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 39.69

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

70 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.