



Unit 5 Meadowlands Retail Park, Wisbech Road, March PE15 8FT
Retail/Trade Counter Premises

BROWN & CO



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Retail/Trade Counter Premises

Highly prominent location
Excellent accessibility
Close-by Screwfix/Tool Station, Snap Fitness
Generous customer parking

Rent- £82,000 pax



LOCATION

March is a prosperous and expanding market town and administrative centre of Fenland District Council and lies 21 miles east of Peterborough, 11 miles south of Wisbech and 22 miles north of Huntingdon.

Unit 5 occupies a commanding position on Meadowlands Retail Park, just north of March Town Centre, alongside the A141 and adjacent to the Western Bypass. Tesco and Aldi are located to the north on Hostmoor Avenue with KFC beyond.

Meadowlands supports a complimentary range of occupiers comprising Screwfix, Toolstation, Mattressman, Snap Fitness, Drive thru' car wash and East Anglian Children's Hospice.

DESCRIPTION

Unit 5 comprises a detached steel portal framed unit providing uninterrupted floor space with ancillary storage office and welfare facilities to the side with external service area and customer parking to front and side.

There are suspended ceilings through out the trading area providing a clear height of 4.18m.

ACCOMMODATION

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

Description	Sqm	Sqft
Trading Area	731.23	7,871
Storage	81.20	874
Office	32.70	352
Overall GIA	845.13	9,097

SERVICES

Main Water, electricity (3-phase) and drainage are connected to the property.

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

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable value: £67,500

Rates Payable: £37,462.50

LEASE & RENTAL TERMS

The property is offered to let on a new lease for a minimum term of 3 years or multiples thereof.

EPC

EPC rating B.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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