

PRELIMINARY DETAILS



4 Thorby Avenue, March, Cambridgeshire
PE15 0AZ
811.1237591

4 THORBY AVENUE

MARCH, CAMBRIDGESHIRE, PE15 0AZ



Agreement

To Let/For Sale



Detail

Industrial



Rent/Price

£95,000 pa
£1,100,000



Size

1,655.64 sq m
(17,821 sq ft)



Location

March, PE15 0AZ



Property ID

811.1237591

For Viewing & All Other Enquiries Please Contact:



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Property

A standalone detached workshop/warehouse with 2 storey offices to the front, and yard and car parking at both the front and rear.

The property comprises a principal workshop which has been divided into two areas. The workshop to the rear of the offices includes a staff canteen and a substantial mezzanine and benefits from 1 loading door to the south side and a further door to the rear yard. The second workshop is open plan, with a small mezzanine in one corner, 4 loading doors to the south side, a 6m wide loading door to the east side and access through to the lean-to units. The second workshop also benefits from a crane with a loading capacity of 10 tons. Both the main workshop areas have an eaves height of 6.3m and are single span.

The lean-to on the rear of the workshop comprises 3 separate areas including a washdown bay with a roller shutter loading door and a washdown pit. The second area is directly accessed from the main workshop and benefits from a 5 ton loading crane and 2 loading doors to the north elevation. The third area benefits from 2 loading doors from the rear yard. All 3 lean-to areas have a lower eaves height of 5m increasing to 6.5m.

Alongside the lean-to areas is a small covered yard.

To the front of the building there are offices over both ground and first floors comprising a ground floor reception with stairs leading to the first floor and internal access through to the main workshop. The ground floor offices are predominantly open plan, whilst the first floor has been divided into a series of 3 suites. There are separate male and female WC's on both ground and first floors.

Externally, the property sits within a substantial yard in total extending to approximately 1.215 acres (0.492 hectares). The yard is fully enclosed with palisade fencing and includes a drain interceptor.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Workshop 1 & 2	527.9	9,988
Washdown bay	56.66	610
Lean-to 1, 2 & 3	284.54	3,063
Covered yard	34.69	373
Mezzanine 1 & 2	173.73	1,870
Ground and first floor offices	234.78	2,527
TOTAL GIA	1,655	17,821

EPC

Rating: D (83)

A copy of the EPC is available on our website.

Town & Country Planning

Interested parties are advised to make their own investigations of the Local Planning Authority to confirm the proposed use. It is understood that the property benefits from B2 (general industrial use) and would therefore also be suitable for B8 (storage and distribution).

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Rates

Charging Authority: Fenland District Council
Description: Factory and Premises
Rateable value: £72,000
Period: 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available both For Sale or To Let, on terms to be agreed.

PRICE

£1,100,000 for the freehold title.

Rent

£95,000 per annum plus VAT and outgoings.

VAT

VAT is payable in respect of this property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

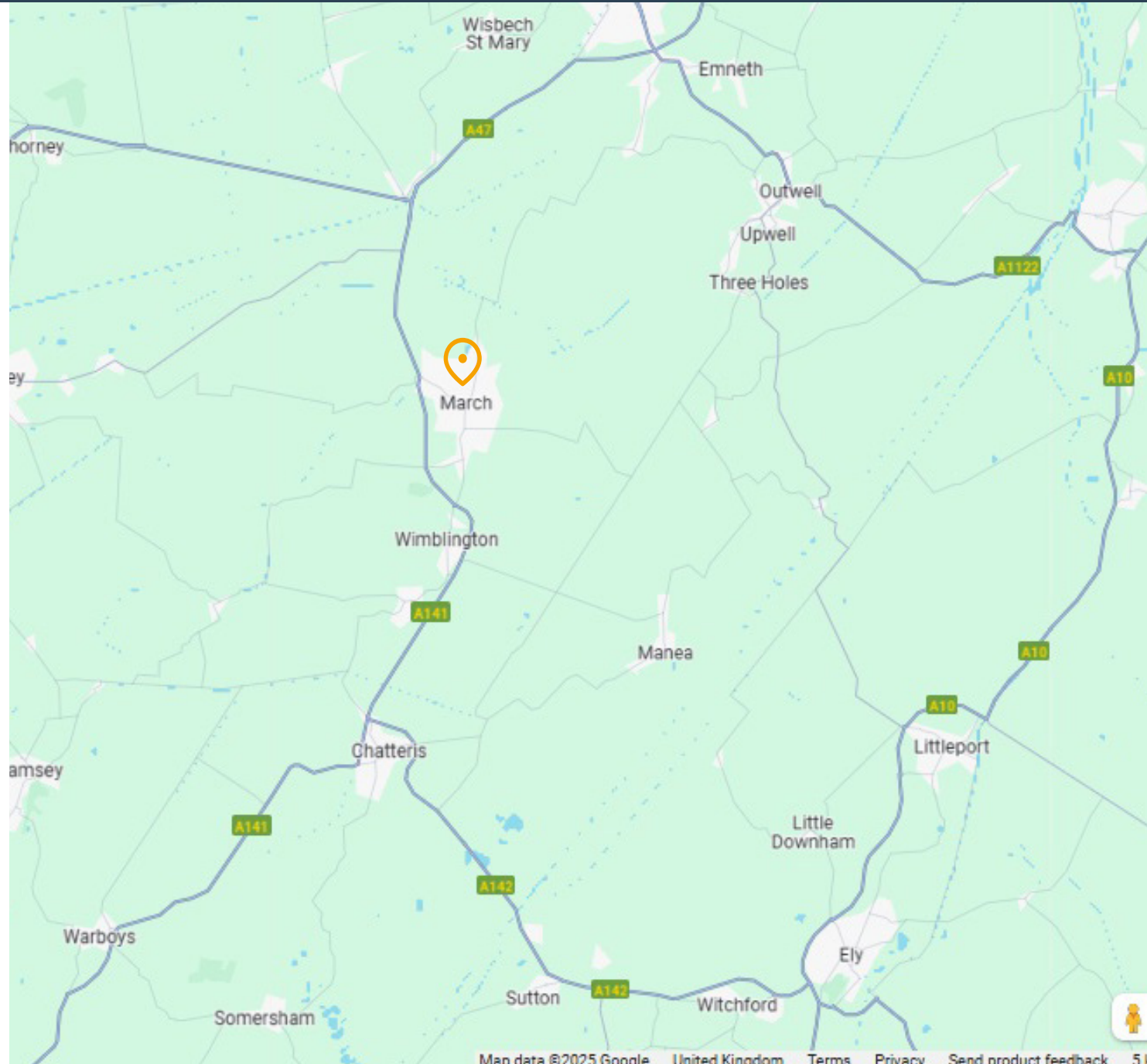
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers/tenants prior to instruction of solicitors.



Location

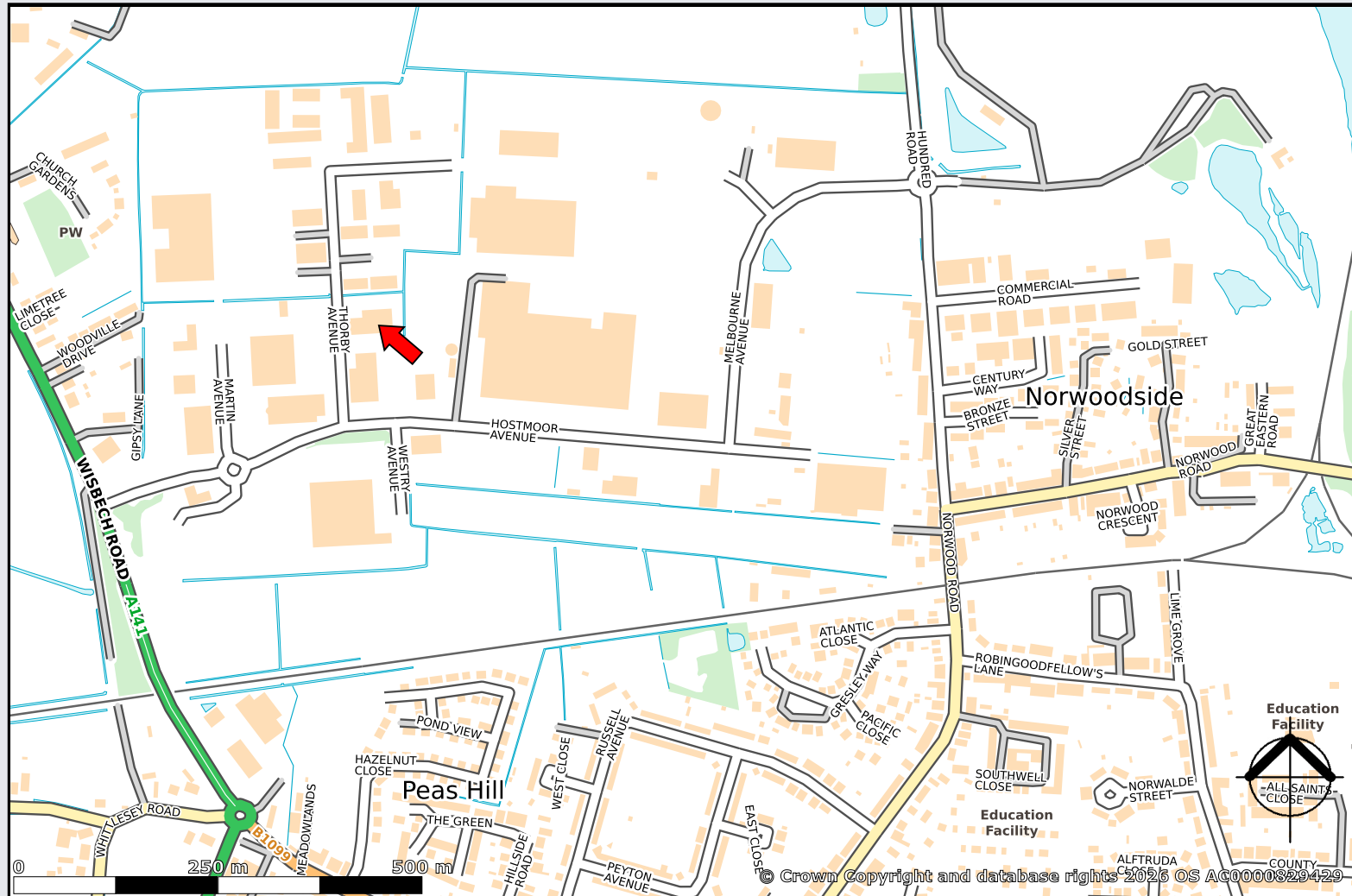
March is a traditional Fenland market town in Cambridgeshire, accessed off the A141 between Huntingdon and Kings Lynn. The town is approximately 20 miles east of Peterborough, 6 miles south of Wisbech, 20 miles north east of Huntingdon and 30 miles north of Cambridge. The town has a population of approximately 22,000 and has an established and comprehensive range of local facilities and retailers.

4 Thorby Avenue is located towards the southern end of Thorby Avenue, which forms part of March Industrial Estate, the principal industrial area serving March and the surrounding area. The estate is located approximately 1 mile north of the town centre and there are a substantial number of national occupiers in close proximity to the subject building including Tesco Superstore, Smurfit Kappa, Ridgeons Building Suppliers, B & M Retail and several other local occupiers.





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