

**BUILT AND  
READY FOR  
OCCUPATION**

# BRAND NEW DEVELOPMENT



**CENTURY PLACE**

**WISBECH  
CAMBRIDGESHIRE  
PE14 0SE**

**LAST REMAINING  
UNIT OF 24,842 SQ FT  
(2,308 SQ M)**

**HAUNCH HEIGHT  
(CLEAR HEIGHT) 11M**











## INVESTMENT SUMMARY

Century Place is a new development prominently located on the Cromwell Road at the entrance to the town of Wisbech. The site is directly opposite the Vauxhall car dealership and the Tesco Extra at Cromwell Leisure Park.

Century Place will comprise 3 buildings; a new Starbucks drive thru, a new Cinch self storage facility and a new high bay warehouse to let or for sale for a variety of occupier requirements.

The building programme will commence Summer 2024 with the last available unit ready for occupation by Q1 2025.

The remaining unit benefits from its own self contained yard, blended vertical and horizontal cladding and has great signage opportunities with excellent visibility and prominence on Cromwell Road.

# CENTURY PLACE LAUNCHED



FOR SALE/  
TO LET



CROMWELL ROAD





★★★★★☆☆ BREAM - EXCELLENT

10% ROOF LIGHTS



# SPACE THAT SPEAKS VOLUMES

-  OVER 11M CLEAR INTERNAL HEIGHT
-  25M HGVS TURNING CIRCLE
-  EPC A
-  PV PANELS
-  POWER CAPACITY UP TO 191 KVA
-  POINT / LEG RACK LOADING - 7 TONNES
-  11 TOTAL CAR PARKING SPACES
-  HGVS PARKING ZONES
-  50M FRONTAGE ONTO CROMWELL ROAD
-  FLOOR LOADING 50kN/m<sup>2</sup>
-  2 EV CHARGING POINTS
-  COVERED CYCLE STORAGE



**PREVIOUS UNIT (SOLD)**

# PRIME LOCATION IN WISBECH

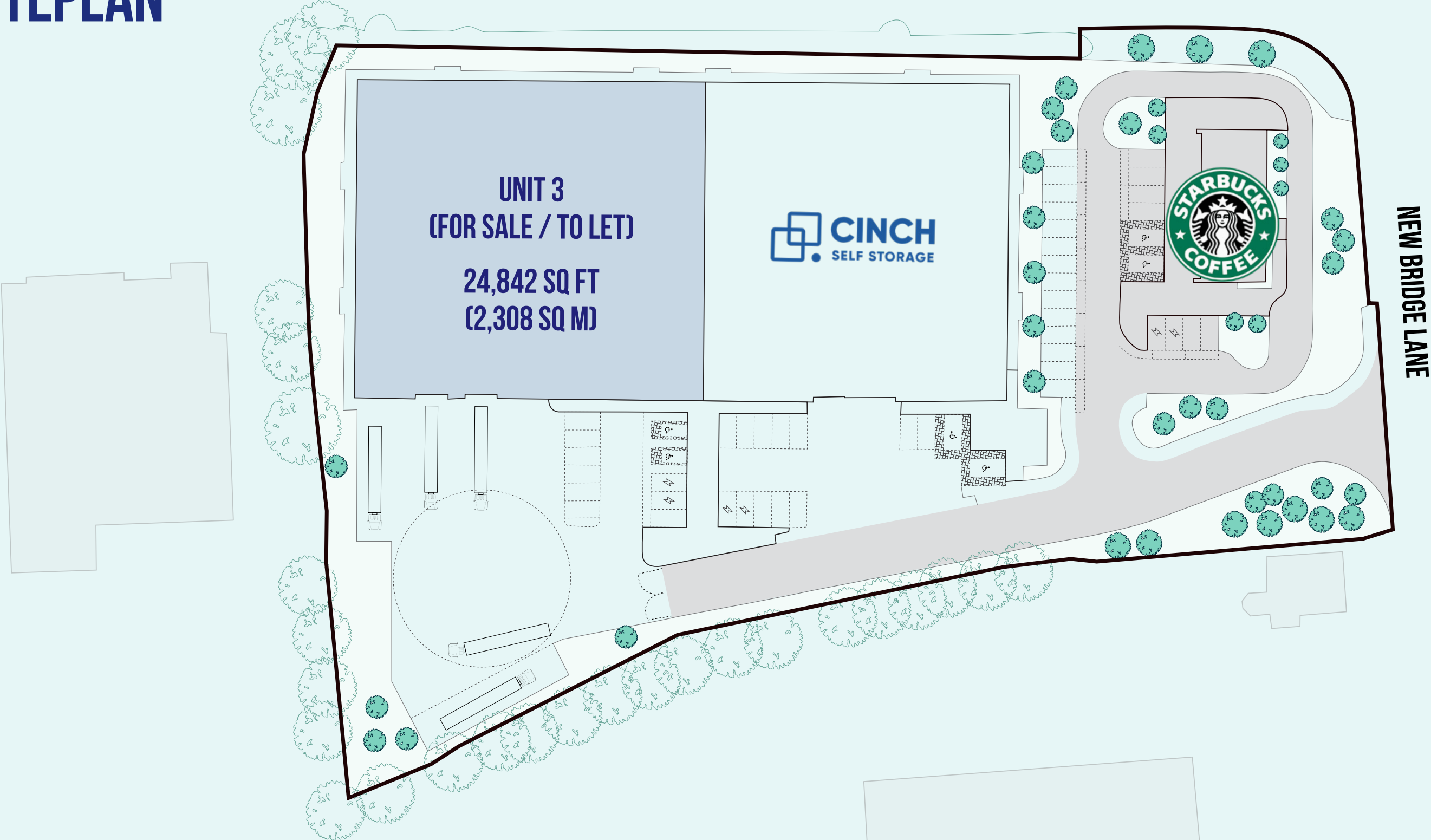


## CONNECTIONS

| Distance by Road (Miles) | 13                    | 14                        | 20                      | 38                  | 39                                 | 40                   | 49                         | 60                 |
|--------------------------|-----------------------|---------------------------|-------------------------|---------------------|------------------------------------|----------------------|----------------------------|--------------------|
|                          | Kings Lynn<br>24 mins | Downham Market<br>27 mins | Peterborough<br>39 mins | Thetford<br>62 mins | Cambridge (CBG) Airport<br>80 mins | Cambridge<br>80 mins | Bury St Edmunds<br>85 mins | Norwich<br>90 mins |

# SITEPLAN

B198 CROMWELL RD.



**GROUND FLOOR**

**GIA 23,196 SQ FT / 2,155 SQM**

**FIRST FLOOR MEZZANINE**

**GIA 1,646 SQ FT / 153 SQM**

**HAUNCH HEIGHT**

**(CLEAR HEIGHT) 11M**



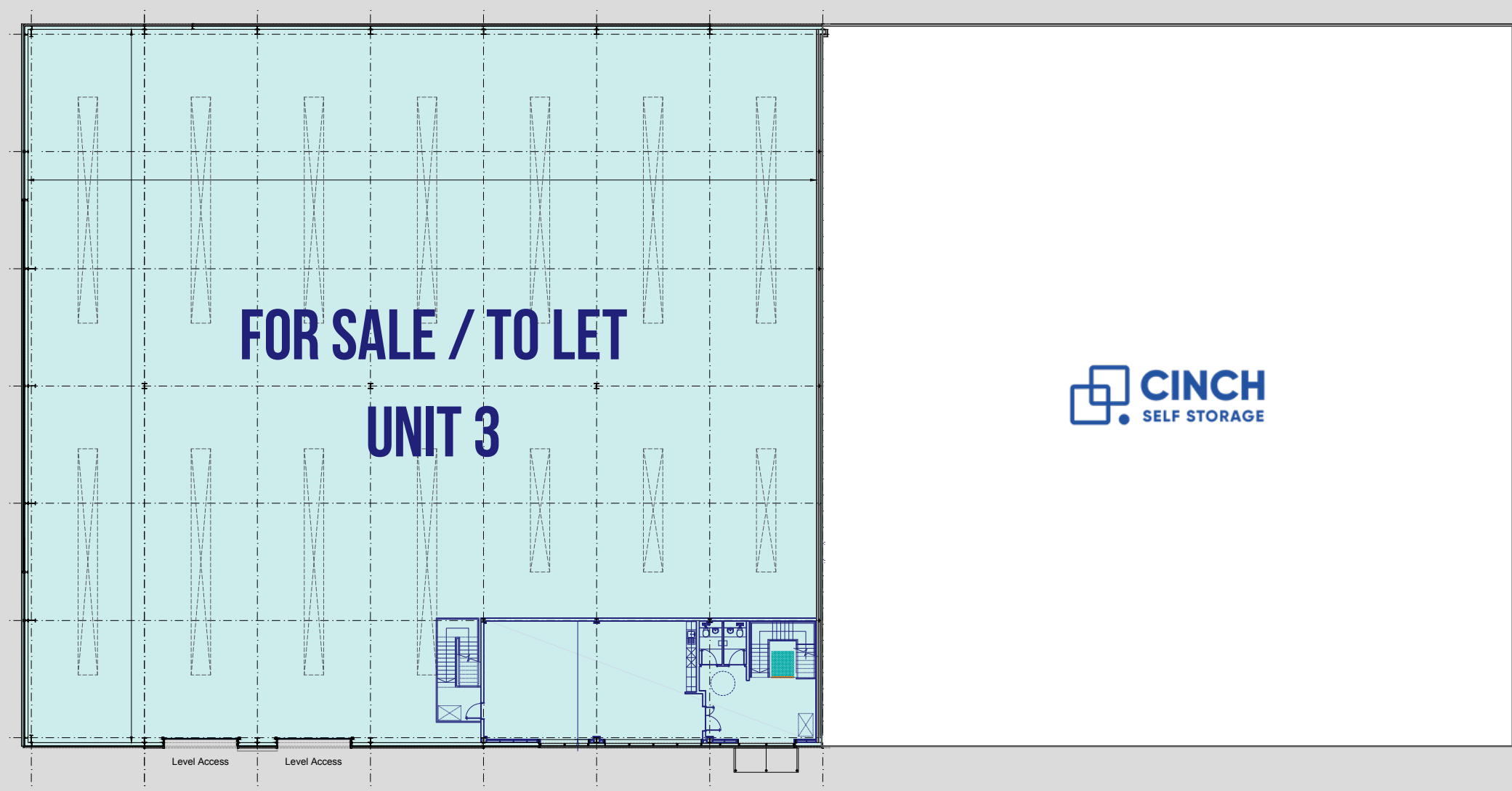
**FLOORPLANS**

**TOTAL GIA**

**24,842 SQ FT  
(2,308 SQ M)**

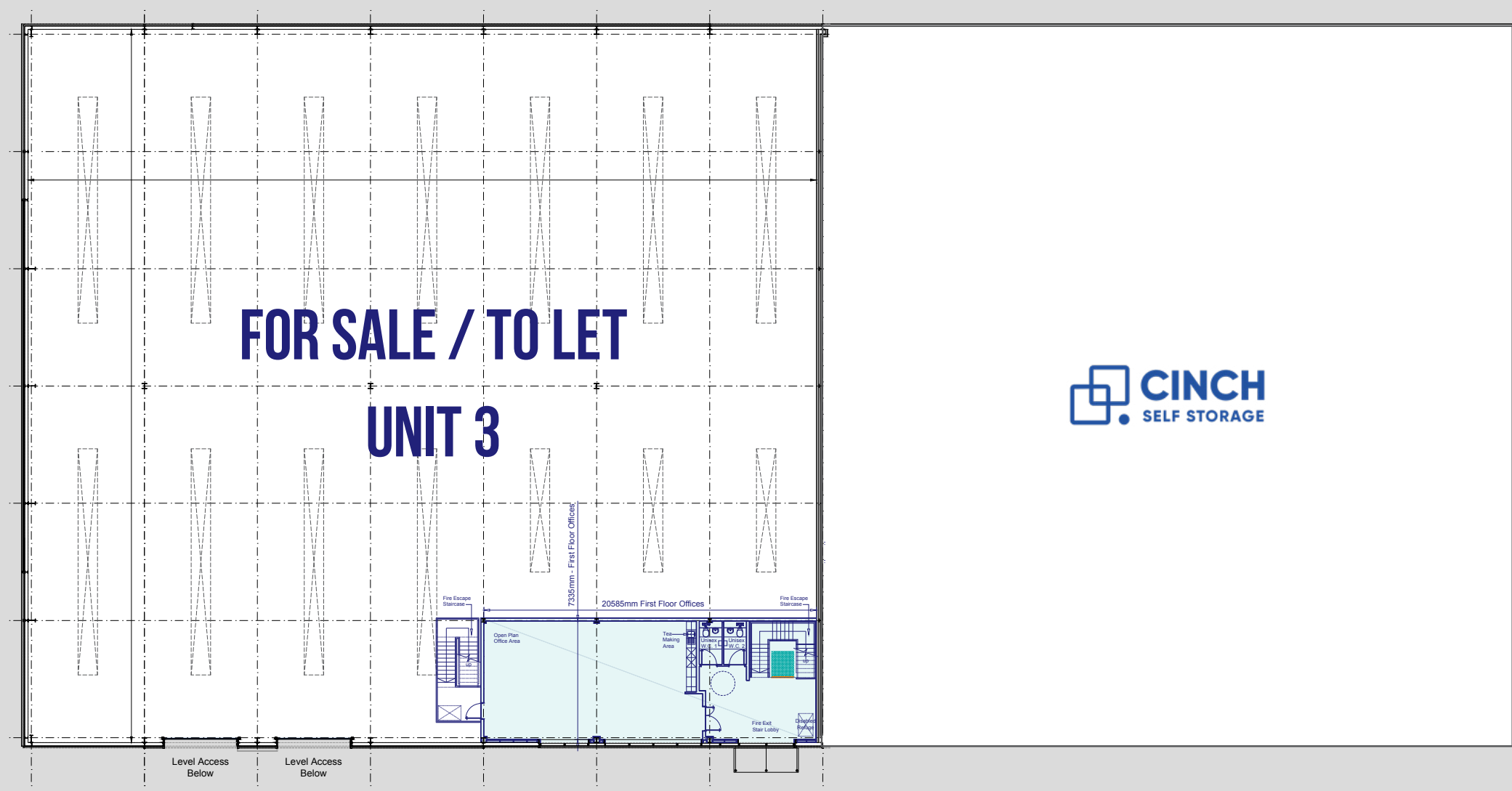
# FLOORPLANS

□ GROUND FLOOR  
GIA 23,196 SQ FT / 2,155 SQM



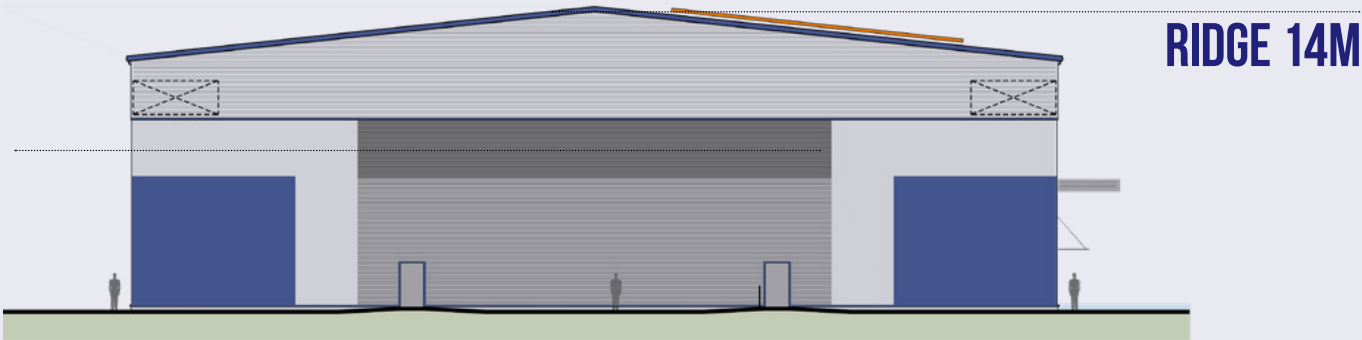
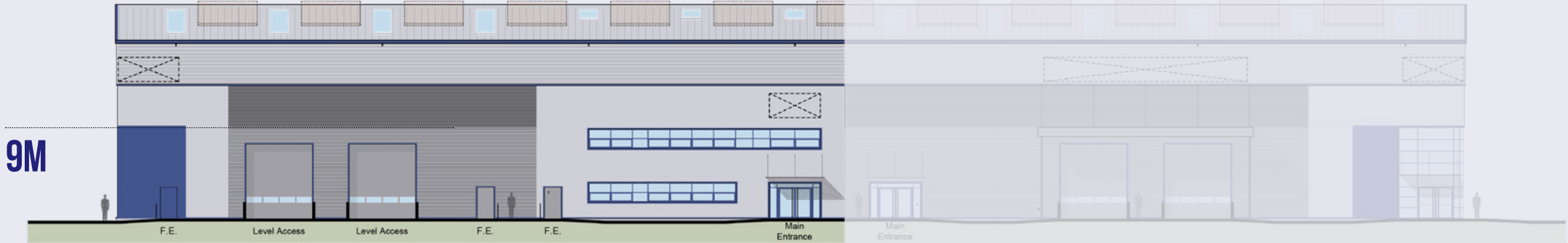
# FLOORPLANS

□ FIRST FLOOR MEZZANINE  
GIA 1,646 SQ FT / 153 SQM



# ELEVATION

## UNIT 3



# SPECIFICATION

- 191 KVA
- SHELL & CORE
- 2.4M SECURE FENCING
- GATED CONCRETE YARD
- 25M TURNING CIRCLE
- CONCRETE MEZZANINE



# AGENTS

PRICING & RENTAL ON APPLICATION  
POA / ROA

James Anderson  
07977 034282  
james.g.anderson@savills.com

William Rose  
07870 999566  
wrose@savills.com

John Weston  
01553 778068 / 07931 588 220  
john.weston@brown-co.com

Alex Brown  
01553 605751 / 07989 999574  
alex.brown@brown-co.com

A development by

**URBAN ASSOCIATES**  
INVESTMENTS & TRADING  
[info@urbanassociates.co.uk](mailto:info@urbanassociates.co.uk)

Savills Peterborough



[savills.co.uk](http://savills.co.uk)

**01733 344414**



Savills, Stuart House, St John's Street, Peterborough, PE1 5DD

Brown & Co. Market Chambers, 25-26 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ

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