



## Units 1& 2 and 6, 7 & 8 Greenworld Park, Sutton Bridge PE12 9RN

**TO LET £3.25 psf**

Well Located Warehouse Space

- 7m Minimum Eaves Height
- Good Natural Light
- Ample Allocated Yard Space
- CCTV & Controlled Entry to Secure Site

**2,624.89 – 3,428 sqm (28,255 – 36,900 sqft)**

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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## Location

From the Hardwick roundabout take the A47 in the direction of Wisbech for approximately 1.5 miles. At the roundabout take the second exit onto the A17 in the direction of Spalding. After approximately 8 miles, take the first exit on the roundabout and the third exit at the next roundabout. The property is located to your left hand side just off the roundabout.

## Description

The property is situated on a major storage and distribution site just off the A17, having excellent road links to Wisbech (7 miles) and King's Lynn (9 miles).

The units are set on a secure self contained site with controlled access and CCTV cameras. There is ample hard standing on the site along with weight bridge facilities.

## Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Units 1 & 2	2,624.9	28,255
Units 6, 7 & 8	3,428.0	36,900

## Services

Mains water, drainage, gas and electricity are understood to be connected. 3-phase is also 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 to confirm the Rates Payable:

### Units 1 & 2

Rateable Value (1 April 2023)	£81,500.00
Rates payable for 2023/2024	£41,728.00

### Units 6, 7 & 8

Rateable Value (1 April 2023)	£72,500.00
Rates payable for 2023/2024	£37,120.00

## Terms

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

Please note that any lease will be subject to a satisfactory credit reference check.

## VAT

VAT will be charged on the rent.

## Legal Costs

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

## Viewing

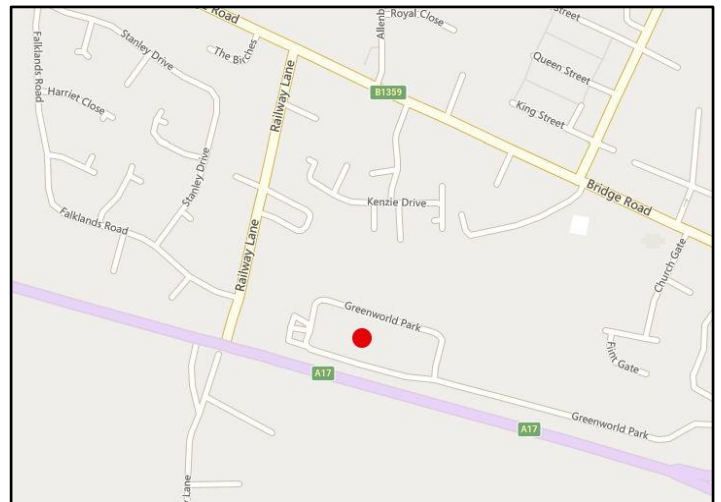
Strictly by appointment with the letting agent:-

### Alison Richardson

Brown&Co Kings Lynn Office

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## IMPORTANT NOTICES

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