

**WAREHOUSE / LIGHT INDUSTRIAL / COLD STORE UNITS**

**TO LET**



**Kingsland Farm, 229 March Road, Coates, Whittlesey  
Peterborough PE7 2DE**



**BTG  
Eddisons**

# KINGSLAND FARM, MARCH ROAD

COATES, WHITTLESEY, PETERBOROUGH PE7 2DE



Agreement

To Let



Detail

Warehouse / Light Industrial /  
Cold Store



Rent

From £3 per sq ft pa



Size

920.20 - 2,303.90 sq m  
(9,905 - 24,800 sq ft)  
plus mezzanines



Location

Coates, PE7 2DE



Property ID

801.1230726

**For Viewing & All Other Enquiries Please Contact:**



**JULIAN WELCH**

Director

[julian.welch@eddisons.com](mailto:julian.welch@eddisons.com)

07713 118053

01733 556496

## Property

Kingsland Farm provides a number of warehouse / light industrial and storage units. The available properties are of steel portal frame construction with metal profile sheet cladding. The units have electrically and manually operated roller shutter doors, lighting, pedestrian entrances and three phase power.

Units A & B have been fitted out at ground floor to provide a number of chilled store rooms (equipment not tested and not warranted to be in working order). They also have a full cover mezzanine floor however no loading data is available and it is anticipated this can be used for light storage at best.

Unit D provides full height open plan warehouse / light industrial accommodation with roller shutter doors to front and back elevations.

Welfare provision is provided within the office unit on site, providing WC and kitchen facilities. There is ample site area for parking.

## Accommodation

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>UNIT A</b>		
Ground	2,303.90	24,800
Mezzanine (no loading information)	936.33	10,079
Total GIA	3,240.23	34,879
<b>UNIT B</b>		
Ground	929.38	10,004
Mezzanine (no loading information)	929.38	10,004
Total GIA	1,858.76	20,008
<b>UNIT D</b>		
Ground floor	920.20	9,905

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the units have has consent for B8 and B2 uses as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

<b>Charging Authority:</b>	Fenland District Council
<b>Description:</b>	Warehouses and Premises
<b>Rateable Values:</b>	Units A & B
£70,500	
	Mezzanine Unit A £18,250
	Unit D £35,750

In the event Units A & B are let separately, they will need to be re-assessed for Business Rates purposes.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

Please note that the above figures are for the year ending 31st March 2026. A rating revaluation comes into effect at that date, and these figures will change - further details on request from the agents

## Tenure

The units are available **To Let** by way of new Full Repairing and Insuring leases, for terms to be agreed.

## Rent

**Unit A - £74,400 pax**

**Unit B - £30,000 pax**

**Unit D - £39,750 pax**

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Energy Performance Certificates

Unit A - To be confirmed

Unit B - D (92)

Unit D - D (94)

## Estate Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## Anti-Money Laundering

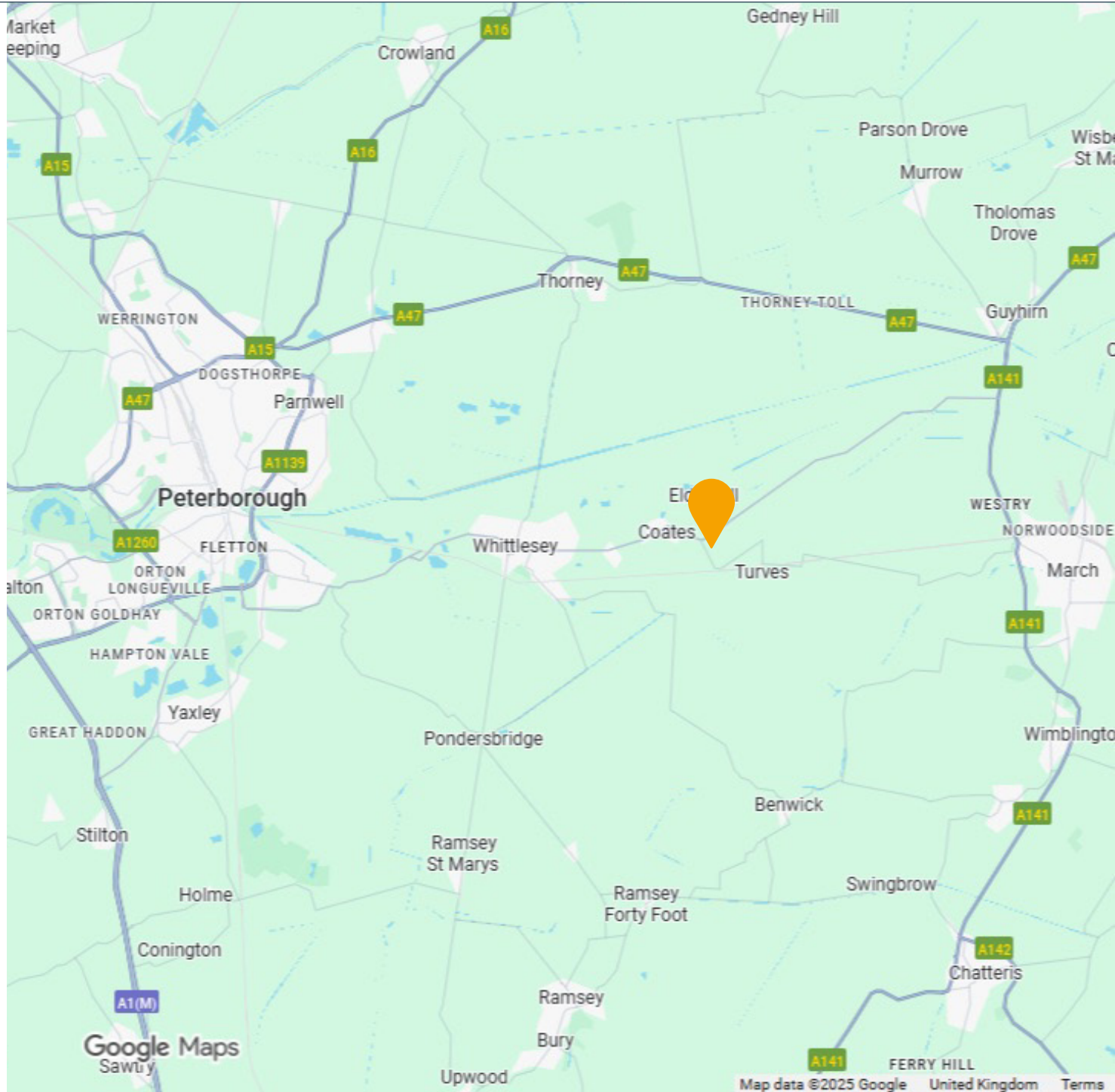
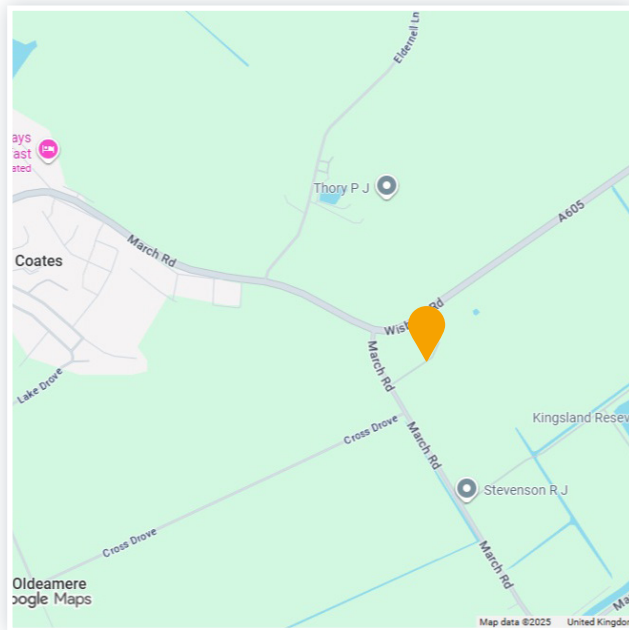
Prospective tenants will be required to provide ID documentation by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

Kingsland Farm is located on the eastern edge of Coates, in itself to the east of Whittlesey, on the A605.

There is easy access to the A141 /A47 to the east and to the A1139 to the west.

Wisbech is approximately 13 miles to the north-east, and Peterborough approximately 11 miles to the west.





Google Maps



