



## 10-12 COMMERCIAL ROAD, MARCH PE15 8QP

INDUSTRIAL PREMISES WITH OFFICE SPACE

- Well located
- Three Phase Electricity Supply
- Ample Parking at the Front of the property
- Good Height Roller Shutter Door
- Suitable for a Variety of Industrial Type Uses

**Alison Richardson**

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**£29,900 P.A.X. | 834.1 sqm (8,978 sqft)**

## LOCATION

The property is located in the busy Market town of March, the administrative hub for Fenland District council and the local area. Road communications are via the A141 (Wisbech Road) bypassing the town to the west and joining the A47 at Guyhirn (approx. 4 miles) The town lies 21 miles east of Peterborough, 11 miles south of Wisbech and 22 miles north of Huntingdon.

Commercial Road is a mixed use area with nearby occupiers including Engineering, building supplies, and vehicle maintenance.

## DESCRIPTION

The property comprises a good size steel portal frame workshop with internal storage mezzanine and brick built two storey offices to the front. The workshop is accessed via a roller shutter door - 3.4m high x 3.0m high. Minimum eaves height to the front of the building 3.9m rising to 5.4m at the ridge and 2.3m at the rear. The unit provides ample parking to the front of the property. The offices to the front are currently laid out to provide workspace and cloakrooms on the ground floor with meeting room, admin and managers office above.

## ACCOMMODATION

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

Description	Sqm	Sqft
Workshop	580.1	6,244
Mezzanine Storage with Work Area under	117	1,255
Workspace & Cloakrooms with Office above	137	1,475
Overall NIA	834.1	8,978

## SERVICES

Three phase electricity supply is connected (understood to be 75Kva) Mains water, electricity 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 2025/2026: £26,250

Rates Payable 2025/2026: £13,098.75

Rateable Value from 2026: £33,750

## LEASE & RENTAL TERMS

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

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

## EPC

The property has an EPC rating of D.

## 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

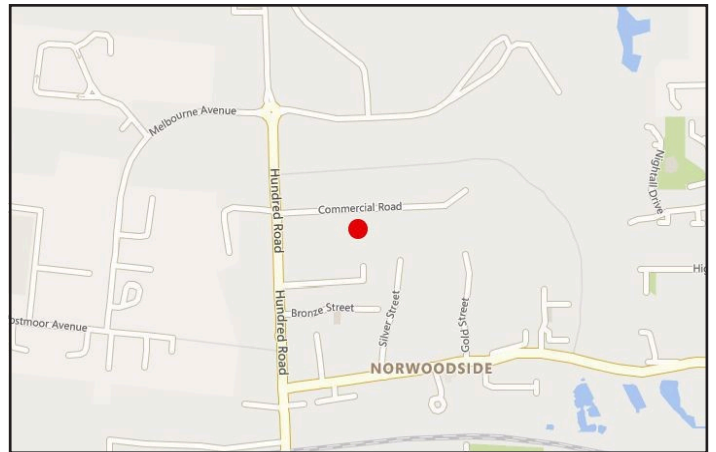
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.30/01/2026

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