



# MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

## To Let: £14,000pa + VAT



Ref: 24189E

### **Unit 6B Fenland Industrial Estate, Station Road, Whittlesey, Peterborough, Cambridgeshire PE7 2EY**

A semi-detached industrial unit in an established commercial location on the edge of Whittlesey extending to 159.2m<sup>2</sup> with Mezzanine of 34.2m<sup>2</sup> in addition. Storage space to side and front apron. To Let by way of assignment of or sublet under the existing Lease the property is considered suitable for a range of uses (Subject to Planning) and is available for immediate occupation.



Offices at March and Wisbech

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**LOCATION** The property is located in an established industrial estate on the edge of the market town of Whittlesey, which lies 6 miles southeast of Peterborough and 20 miles northwest of Ely. The population of Whittlesey is approximately 17,000.

Peterborough provides road access to the A1. The property is within easy walking distance of Whittlesea train station.

## ACCOMMODATION

Workspace 12.9m(max)x12.3m(max) 156.1m<sup>2</sup>  
WC

Mezzanine 8.4m x 4.1m 34.2m<sup>2</sup>

**SERVICES** Mains drainage, electricity (3-phase) and water are understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

10kW of solar panels are connected to the property. The Landlord will retain the benefit of the Feed-In Tariff but the Tenant will have the benefit of the electricity generated.

**TERMS** The property is offered To Let by way of assignment of the existing lease or as a sublet under the existing lease, which runs until 31<sup>st</sup> December 2032. Full details are available from the Letting Agent.

## RATES

Rateable Value (2023 List): £9,000

Small Business Multiplier 2024-25: 49.9p in the £ NB Due to Transitional Relief and Small Business Rates Relief the actual rates payable in respect of the property may have no relation to the figure quoted.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. Although this

property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 [nndr@angliarevenues.gov.uk](mailto:nndr@angliarevenues.gov.uk)

**VAT** The property has been elected for VAT. Therefore, VAT at the prevailing rate is payable in addition to the rent

**LEGAL COSTS** The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in the transaction.

**VIEWINGS** Viewing is strictly by appointment with the Agent. For further information please contact Alan Faulkner.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Owner nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

**PLANNING** The property is in industrial use which would fall under Use Class B2 General Industrial as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended).

**DIRECTIONS** Proceed into Whittlesey along the A605. At the first roundabout turn first left onto Cemetery Road. Proceed on into Inhams Road. Turn left onto the B1093 Station Road (signposted Benwick). Go over the level crossing and turn first right into Fenland Industrial Estate. Follow the estate road round to the left where the property can be found on the right hand side.

What3Words: ///flippers.caskets.dabble

**EPC RATING BAND A**

**PARTICULARS PREPARED** 13<sup>th</sup> March 2025



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For Identification Purposes Only – Do Not Scale

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- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

**ASK FOR DETAILS OF HOW WE CAN HELP YOU**

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.