

## OPEN-SIDED STORAGE TO LET AT WELNEY, LITTLEPORT



### DESCRIPTION

2,250 sqft storage warehouse to let on rural site near the village of Welney, on the Cambs/Norfolk border.

The unit is made up of five bays and to be let in its entirety. The floor is type 1 hardcore and allows for good loading and unloading by way of fully open-sided entrance.

The site benefits from good road access via the A1101 and large concrete loading area in front of the units for loading and unloading.

There are shared welfare facilities for staff use.

### LOCATION

The site is located near to the village of Welney, in a central rural location with access via the A1101 to Wisbech and Littleport. The A10 at Littleport provides good onward access to Ely, Cambridge and the South.

### INSURANCE

Contents insurance is the responsibility of the tenant.

### RATES

The tenant is responsible for business rates if applicable.

### TERMS

To be negotiated with the landlord. Not less than one year's occupation.

### RENT

£800 + VAT pcm.

### DEPOSIT

One month's rent.

### VIEWINGS

Strictly by appointment only.

### ENQUIRIES

Howie, Kent & Co.



**Littleport/Wisbech**



**2,250 sq ft**



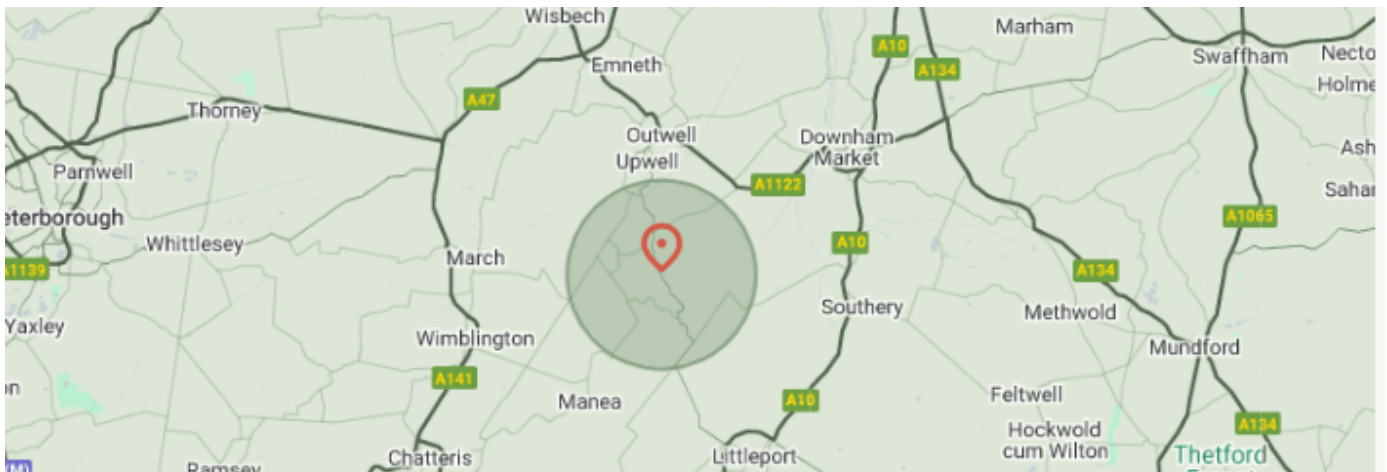
**£800 pcm**



**HKC10400**

### Key Features:

- Shared welfare on site
- Large loading area
- Cambs/Norfolk border




# CONTACT

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