

 CLAYBROOKE
PARK

Industrial Land TO LET

Unique opportunity to rent 2.3-2.4 hectares (5-6 acres) of development land in significant growth market (subject to planning).

Why Wisbech?

Wisbech 2020 is a shared vision between the local, District and County Councils, aimed at regenerating the area. Their shared vision is to grow Wisbech into a 'Garden Town', providing improved road infrastructure and removing barriers for development. The area currently has three allocated housing schemes, able to deliver over 3,500 dwellings; in close proximity to the subject site, 1,500 homes are allocated. To support such projects, there is a growing demand from local and national occupiers for industrial development to service this expansion. Longer term, with the 'Garden Town' status, their aim is to deliver a further 12,000 houses on the west and east side of Wisbech.

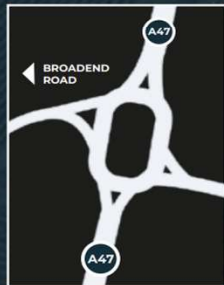
Strategic opportunities.

Fenland is a strategic location for major national and international food brands, including Nestle Purina Petcare UK, Greenvale Foods, Princes Group UK, Del Monte (UK) and McCain Foods GB Ltd, as well as citrus fruit importers and managed fresh food suppliers. Together, these contribute over £2 billion to the Greater Cambridge / Greater Peterborough economies and employ over 5,000 people.

Fenland is also home to agri-food supply chains, including machinery, cold storage, labelling and logistics. Such companies include Partner Logistics, Smurfit Kappa, Paragon Labels, CEVA Logistics, Turners of Soham and Eddie Stobart Limited.

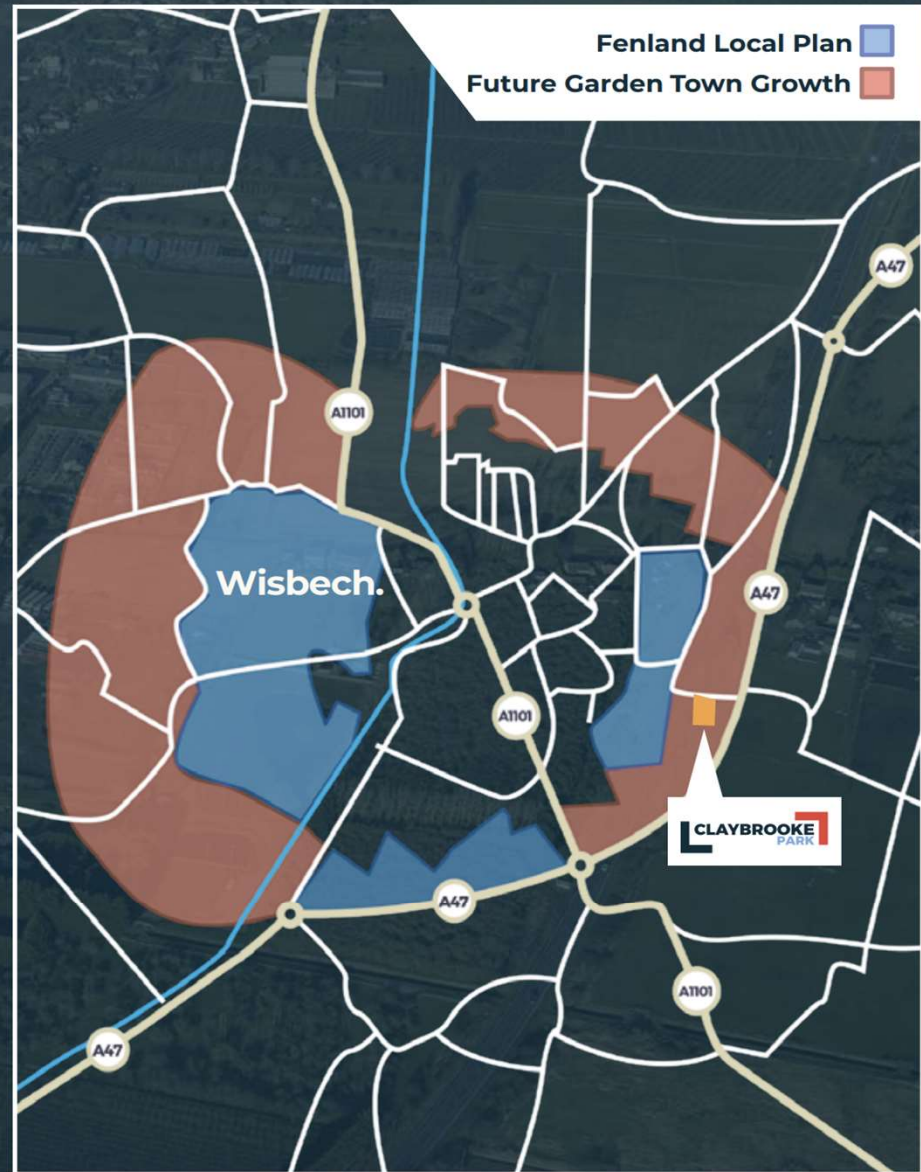
We envisage that operators are likely to come from the logistics, storage, food manufacturing and agricultural sectors, which operate around the Fens and Cambridgeshire area predominantly. Alternative uses in other sectors include battery storage, outside storage, plant hire depots and truck parking.

Penn Commercial has strong connections with many of the major 3PLs and logistics providers operating within the food sectors and the region's ports.



A47 ROAD IMPROVEMENTS

- Improve site access for Broadend Road
- Improve visibility
- Provide easier access for HGVs and other articulated lorries.
- Due for completion in 2022



Location.

Wisbech, in Cambridgeshire, is strategically located to service East Anglia and the wider region. The town is positioned on the A47, with good access to the nearby road, rail and port network. Quick access can also be obtained to the nearby cities, including; Peterborough, Norwich and Cambridge, which all benefit from established industry, as well as a growing population and demand. The nearest port is located 13.5 miles away, at Kings Lynn, and is operated by ABP. The Port currently services 400,000 tonnes of cargo per annum and, along with the ABP sister ports of Ipswich and Lowestoft, contributes over £360m to the UK economy, supporting over 5,300 jobs regionally. The location is also the preferred Norfolk port for forestry, agri-bulk and manufacturing and recyclables.

Description.

The site is located directly off Broadend Road, close to the A47, benefiting from two points of entry / exit. The site is flat, with pylons running across part of it, and some areas having been used for open storage / trailer parking. A cabin remains from this historic use, but currently there are no modern structures on the site. To the south-eastern side there are some derelict areas from the old brickworks and some tanks associated with kilns and storage.

Tenure.

The 2.3-2.4 ha (5-6 acre) site is available Leasehold.

Services.

The site benefits from all mains services.

Planning.

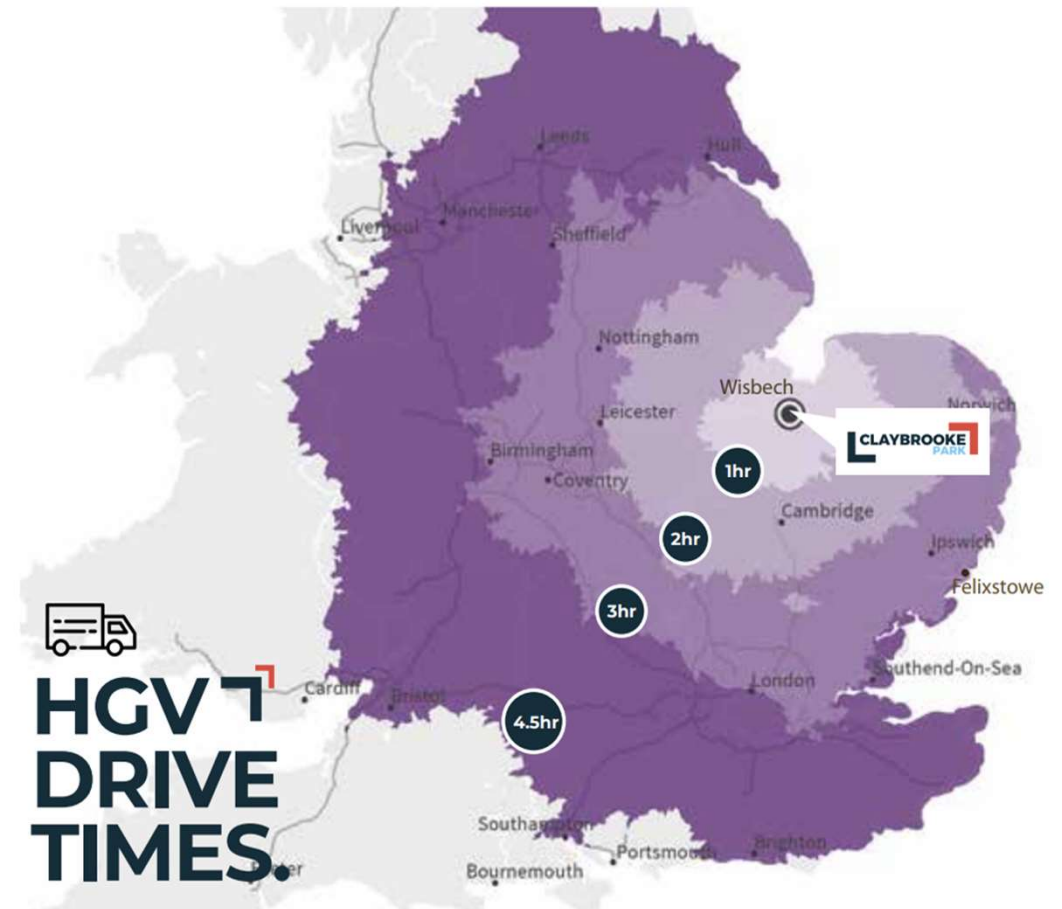
There are historic permissions on the site, the most recent being from 2006 for the construction of two buildings for storage/warehousing/vehicle parking with associated parking and turning area ref: 06/02009/FM. Subject to planning we believe the site is suitable for further 'B' use classes development or open storage uses.

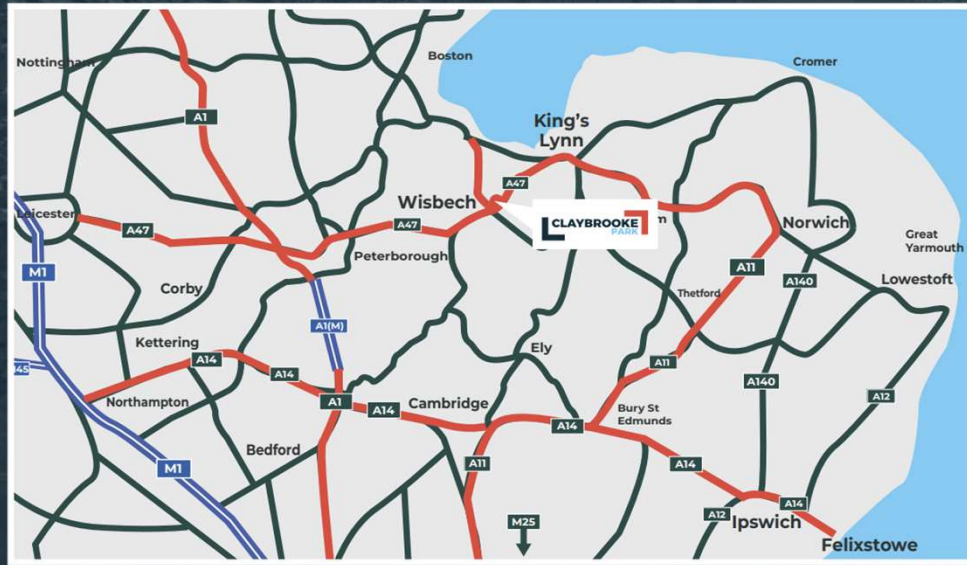
Rating.

The site currently has no rates liability; further clarification can be provided, upon request.

Pricing.

Price upon application.





Travel Distances ¹



Cambridge
Norwich
King's Lynn

40 miles 68 mins
55 miles 76 mins
13 miles 20mins

Peterborough
Huntingdon

24 miles 34 mins
33 miles 49 mins



King's Lynn
Ipswich
Felixstowe

13.5 miles 20 mins
74 miles 100 mins
86 miles 115 mins



A1
A14

40 miles 85 mins
40 miles 85 mins

A10
M11
M25

55 miles 2hrs 30 mins
55 miles 2hrs 30 mins
91 miles 115 mins

Contact / Viewing



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