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Building 1

## Church Farm Northgate Way Terrington St Clement, PE34 4LD

**FOR SALE - Offers in excess of £1.5m**

### Freehold Land & Buildings

- Former Next Directory Garden Section/Sutton's Horticulture Depot
- Extensive yards
- Three Principal Buildings
- B2 Planning Consent (General Industrial)

**4,912 sq m (52,867 sq ft) on 1.23 ha/3.05 ac**

### Location

The property is located at the northern edge of the village of Terrington St Clement, on the junction of Northgate Way and Churchgate Way, opposite Tower Road.

The property lies approximately 1.5 miles from the A17 Trunk Road, whilst King's Lynn (Hardwick Roundabout) lies around 7 miles to the east on the A47, with Spalding approximately 23 miles to the west on the A17. The market town of Wisbech lies approximately 15 miles west on the A47 with Peterborough and the A1 beyond.

### Description

The property comprises three principal buildings each of clear-span steel portal design which are set around an extensive concrete yard on a site extending to some 1.23 hectares/3.05 acres giving good vehicular access.

**Building 1:** (Southern end of site) 3,029 sm/32,600 sf Clear height 5.2m/17ft twin 5m/16ft(W & H) electric service doors to front plus side door and two rear doors. Built in 2000, fully insulated and with full height profiled steel cladding to elevations and roof, good quality power-floated concrete floor, oil-fired warm air heating units.  
First bay separated by insulated internal partition forming loading.

**Building 2:** 872 sm/9,385 sf Clear height 4m/13ft Full height single skin profiled steel cladding to elevations, sliding service doors to either side each 5.8m/19ft(W)x4m/12ft(H).

**Building 3:** (Northern end of site) 1,011 sm/10,882 sf (plus entrance porch) Clear height 3.7m/12 ft. Part blockwork elevations over-clad in profiled steel cladding, asbestos roof, 6/20ft wide sliding service doors to side. Main offices to front approx. 140sm/1,500sf (refurbishment required) includes kitchenette and cloakroom.

**Externally:** The greater part of the site is concreted yard with drainage, with gravelled parking adjacent Building 3, and side curtilage of Building 1 appears partly made-up. There is a range of redundant stores to the rear of Buildings 1 & 2.

### Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Building 1	3,029	32,600
Building 2	872	9,385
Building 3 *	1,011	10,882
<b>Overall</b>	<b>4,912</b>	<b>52,867</b>

(\*includes 140 sq m (1500 sq ft) of offices, WC and kitchenette)

### Services

There is power to all buildings, believed 3 phase to buildings 1, 2 & 3. Water and drainage connection (septic tank) to building 1. 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

The property does not currently appear in the Rating List.

### Terms

The property is offered for sale freehold with full vacant possession.

### Price

**Offers in excess of £1.5m.** VAT is not applicable.

### Legal Costs

Each party will be responsible for their own legal costs.

### EPC Rating

The property has an EPC rating of D.

### Planning

The property has been used as a depot premises for the Next Directory Garden Section /Sutton's Horticulture Depot and has the benefit of existing B2 General Industrial planning consent under reference numbers 11/01427/CU and 10/00727/LDE.

### Note

Additional land may be available by separate negotiation.

### Viewing

Strictly by appointment with the Selling Agent.

### Brown & Co

Market Chambers  
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### John Weston

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Building 2



Building 3

### For identification purposes only



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Plotted Scale - 1:1250. Paper Size - A4

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