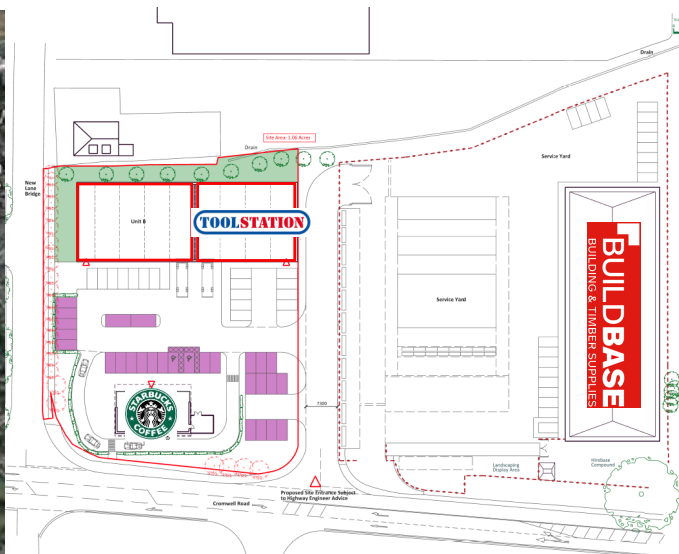
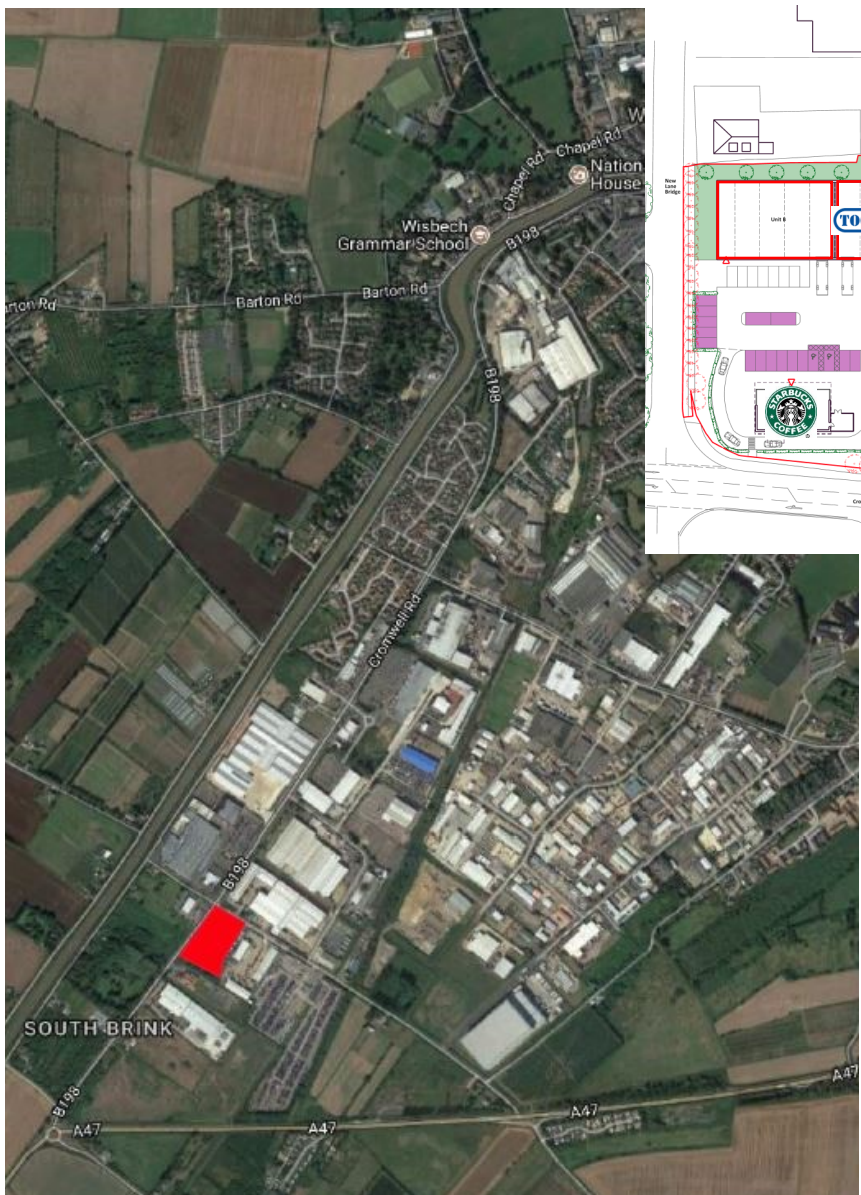


**REMAINING RETAIL / TRADE UNIT(S) TO LET 5,145 SqFt- ADJOINING STARBUCKS
DRIVE THRU, TOOL STATION AND BUILDBASE (TERMS AGREED)**

CROMWELL ROAD, WISBECH, PE14 0SF





Retail / trade counter unit (s) to let (subject to planning) on new development with frontage to Cromwell Road in Wisbech - the major out of town retail and leisure area, with easy access to both Wisbech town centre and the A47 trunk road.

- **Planning granted for a 15,000 sq. ft. unit for Buildbase - on site April 2018.**
- **Terms are agreed with Starbucks for a Drive Thru unit of 1,776 sq.ft. and with Tool Station for 3,854 sqft**
- A Tesco Extra store and 8 screen "The Light" cinema are directly opposite the site.
- Both Belgrave Retail Park and Wisbech Retail Park are close by, with nearby occupiers including Dunelm, B&M Stores, PC World, Carpetright, Halfords, Pets at Home, Sports Direct, Iceland, Poundworld, KFC, McDonalds, Farmfoods and Topps Tiles.
- Wisbech has a population of 74,000 people, and 120,000 people within 25 minutes.
- The site is within the area designated as "South Wisbech Broad Location for Growth" in the Fenland DC Local Plan 2014. This involves the development of 217 acres in total, incorporating around 350 new homes and over 100 acre for employment.

	m ²	ft ²
Unit A Tool Station	358	3,854
TERMS AGREED		
Unit B—AVAILABLE	478	5,145
Drive Thru - to be Starbucks	165	1,776
TERMS AGREED		
Adjoining - proposed	1,394	15,000
Buildbase - ON SITE MID TO LATE 2018		
Site Parking	46 car spaces	

Susan Harrison

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2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

March 2018

SUBJECT TO CONTRACT

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