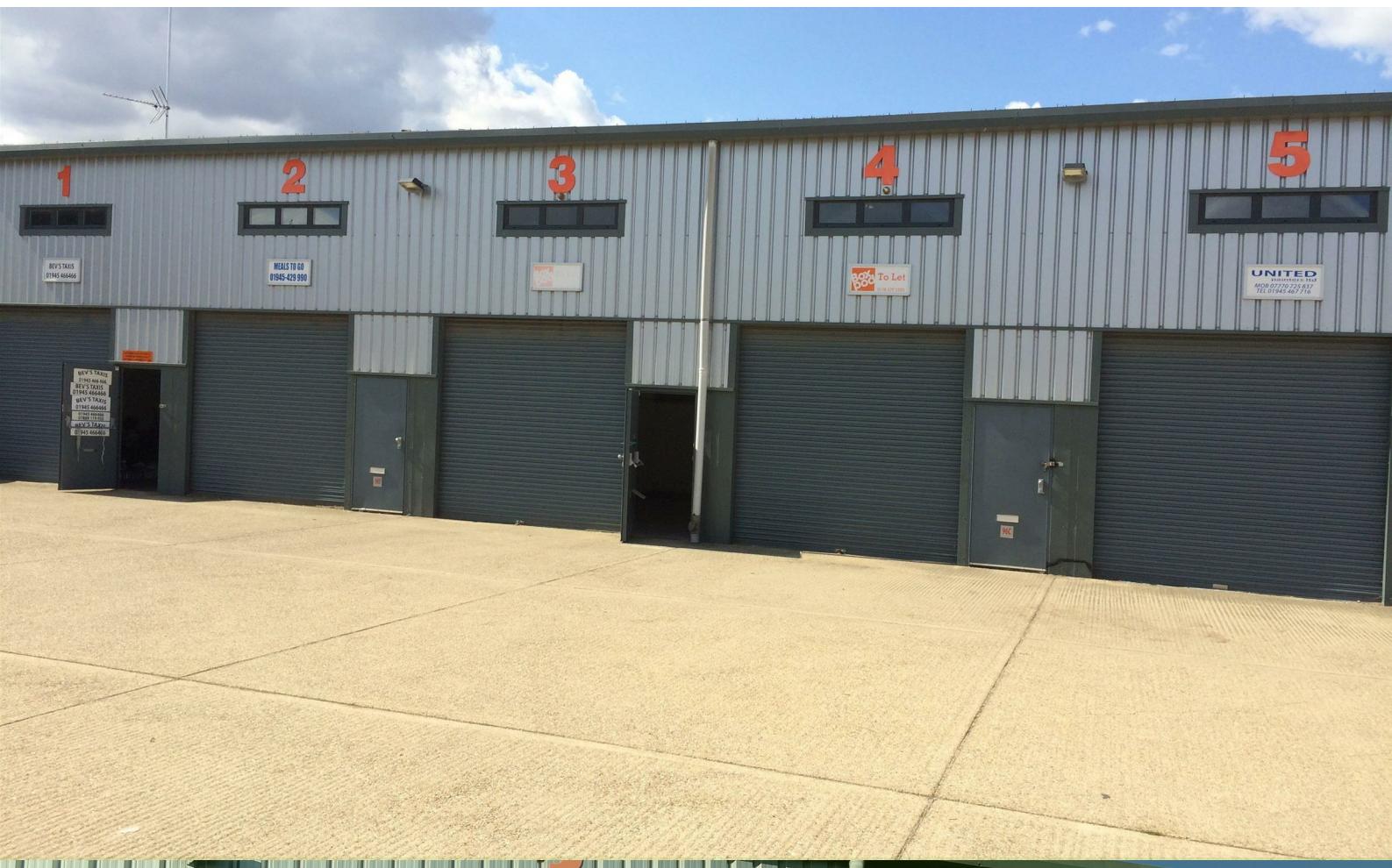




# Naylor's

ESTATE AGENTS CHARTERED SURVEYORS



**A1 New Drove**  
, Wisbech, PE13 2RZ  
**£395 Per Month**

Ideal starter unit for various uses. Located close to the Weasenham Lane business area of Wisbech.

Open plan with ability to create a second floor. Toilet and kitchen area. Two Parking Spaces.

**SORRY NO CAR TRADES**

450 sq. ft lock up industrial unit suitable for a variety of uses.

VAT is charged in addition to the monthly rent.

**Viewing**

Please contact our Commercial Office on 01858 450020 if you wish to arrange a viewing appointment for this property or require further information.

- Ideal for various uses as workshops and storage
- Staff facilities
- Parking



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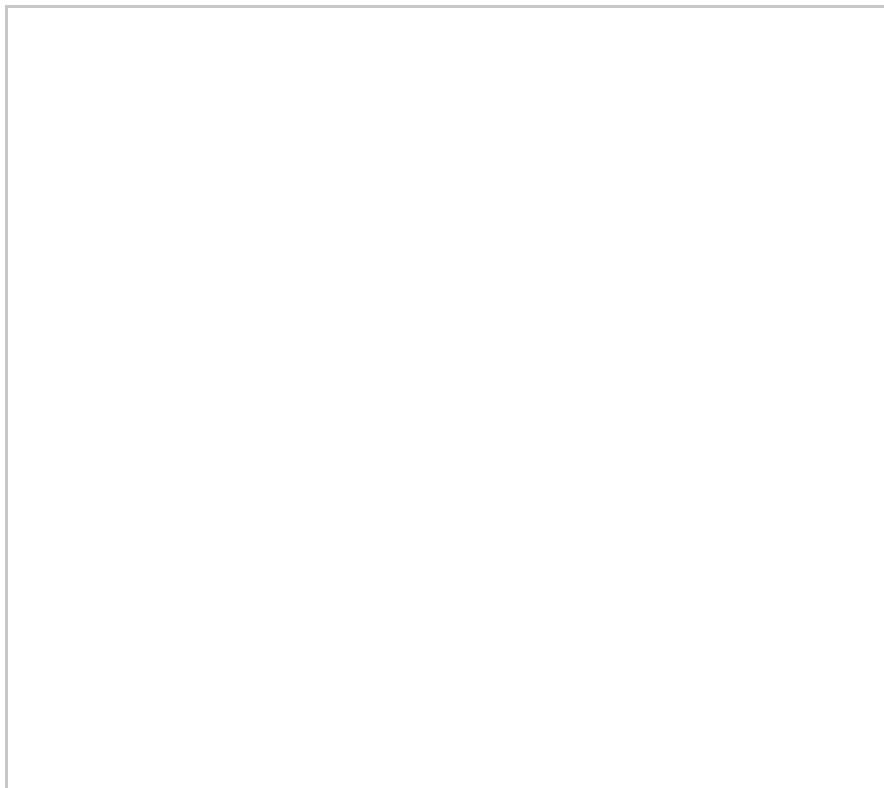


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## Floor Plan

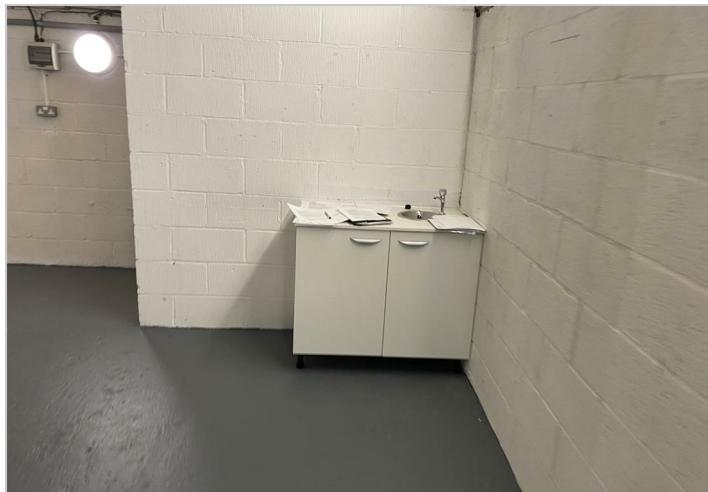
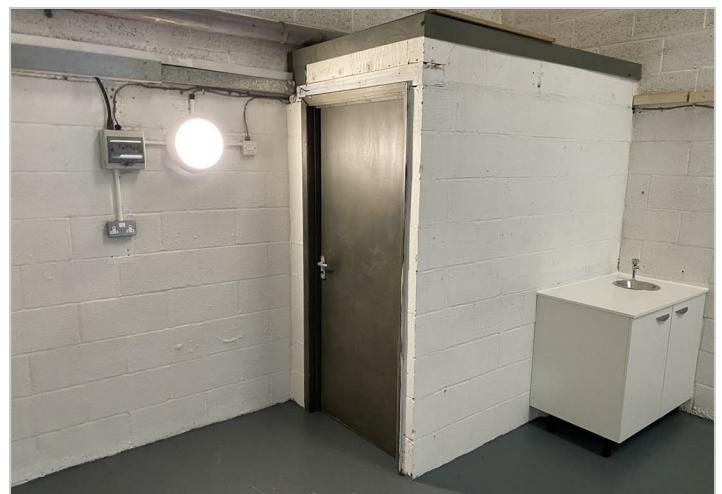


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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