

# The Boathouse Business Centre PE13 3BH

1 Harbour Square, Nene Parade, Wisbech



**Location:** The Boathouse overlooks the Marina in the Georgian market town of Wisbech in Cambridgeshire. It is within close proximity to Wisbech town centre and is easily accessible from the A47.

Wisbech, known as the Capital of the Fens, is accessible from both Peterborough and Kings Lynn via the A47.

**Description:** The Boathouse Business Centre provides 39 well maintained light, modern offices of varying sizes which are arranged over 2 floors with lift access. There are 20 offices on the ground floor and 19 offices on the first floor.

Occupiers have the benefit of a large car park which is covered by CCTV

In addition to the office suites, the Centre also includes competitively priced meeting and conference room facilities, which includes free access to Cambs wi-fi\*

Reception is staffed Monday to Friday to provide occupiers with a professional 'front of house' service to receive visitors and deal with postal services.

**Accommodation:** Each office is available to let as an individual unit and is ready to move into, fully carpeted and heated. Tenants benefit from onsite parking, reception services and use of communal kitchen areas and toilet facilities. Small meeting rooms are available to tenants to use for up to an hour a day, included in the lease charge. If tenants need to use meeting rooms or conference facilities, these are at a discounted 'tenant only' rate. The popular conference facilities, flexible layouts and high-quality facilities are ideal for making an impact. The Council's Caterer can provide refreshments and food for meetings and events upon arrangement.

**Services:** Heating, lighting, electricity, general waste and cardboard recycling are included within the rent. Telecoms and broadband connections are not included within the rent and incoming tenants are responsible for arranging their own connections. Tenants pay their own Business Rates, where applicable.

**Terms:** Offices are offered on a 3-year lease. The Landlord is responsible for the maintenance of the exterior, structure and communal areas. The tenant is responsible for internal repairs and decoration to their suite.

The tenant may break the lease with 2 months' prior written notice, to expire at the end of any month. This flexibility is of great benefit to tenants, as it allows them to expand or downsize easily.

\*speeds / availability not guaranteed

**Rent deposit:** A rent deposit equivalent to 2 months' rent is required upon signing the lease. The rent deposit is refundable upon vacating, providing the premises are surrendered and yielded up fully in accordance with the lease terms. In some circumstances the Council requires a Guarantor to the lease.

**VAT:** VAT at the prevailing rate is payable on the rent.

**Planning:** Office Use within Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

**Business Rates:** Each office has a Rateable Value. The amount of rates paid by an occupier is not the same as the Rateable Value. To find out more about Business Rates please see [www.gov.uk/guidance/valuation-office-agency-and-business-rates-non-domestic-rates](http://www.gov.uk/guidance/valuation-office-agency-and-business-rates-non-domestic-rates) or contact Anglia Revenues Partnership who collect Business Rates for Fenland District Council: [nndr@angliarevenues.gov.uk](mailto:nndr@angliarevenues.gov.uk) or Tel: 01842 756568.

**Insurance:** The landlord insures the building. Tenants are responsible for insuring the contents of the office and for third party public liability insurance.

**Legal Costs:** The incoming tenant is to pay a contribution towards the Council's reasonable Legal Fees for the letting.

**Viewing:** For viewing and further information please contact:  
The Boathouse Business Centre, 1 Harbour Square, Nene Parade, Wisbech, PE13 3BH

Telephone: 01945 586700

Email: [boathouse@fenland.gov.uk](mailto:boathouse@fenland.gov.uk)

Web: [www.fenland.gov.uk/businesspremises](http://www.fenland.gov.uk/businesspremises)

**Energy Performance:** An Energy Performance Certificate has been completed and the building is rated as a Band C

## MISREPRESENTATION CLAUSE

Fenland District Council (and their joint agents where applicable) for themselves and for the vendors or lessors of the properties for who they act give notice that

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Fenland District Council cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective tenants or purchasers must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;
- (iii) No employee of Fenland District Council (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition;
- (v) Fenland District Council will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective tenants or buyers should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective tenants or buyers must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Fenland District Council shall have no liability whatsoever concerning variation or discrepancy in connection with such matters.

## IMPORTANT NOTES FOR INTERESTED PARTIES

**Planning:** No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority

**Services:** No services (including drains) have been tested and applicants should carry out their own testing prior to lease or purchase

**Photographs:** These are for identification purposes only and may include part of neighbouring properties not offered in this transaction.

**Particulars of Sale:** All statements contained in these particulars as to this property are made without responsibility on the part of Fenland District Council or the vendors or lessors.

