



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

£1,500,000 + VAT



Ref: 24222E

24 Sandyland, Wisbech, Cambridgeshire PE13 1NX

Extensive commercial factory/warehouse facility with offices extending in total to 3,361.5m² (36,170ft²) Gross Internal Area sitting on a site of 0.61 Hectare (1.51 Acres) and located in an established industrial/trade counter area adjacent to retail uses in Wisbech. The property is offered For Sale with vacant possession upon completion.



Offices at March and Wisbech

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LOCATION

The property is located in an established industrial/trade counter area adjacent to retail uses within the Fenland market town of Wisbech.

Locally known as the Capital of the Fens, Wisbech is famed for its Georgian architecture with one of the longest unaltered Georgian frontages in the country which, together with The Crescent, have featured in films. Wisbech has a population of around 20,000 and is a market town of great character and historical importance lying approximately 23 miles from Peterborough, 39 miles from Cambridge and 55 miles from Norwich. The A47 Trunk Road between Norwich and Leicester passes around the southern and eastern side of Wisbech. The popular North Norfolk Coast is within easy reach.

DESCRIPTION

An enclosed site with gated access extending in total to 0.61 Hectare (1.51 Acres) Subject to Measured Survey.

Factory/warehouse space of 3,0822.2m² (33,164ft²) with offices of 273.3m² (2,941ft²) in addition.

ACCOMMODATION

Factory

Bay 1	20.4m x 16.4m	(334.8m ²)
Bay 2	22.7m x 16.8m	(381.0m ²)
Bay 3	23.7m x 13.1m	(216.7m ²)
Spray Shop	15.1m x 3.7m	(55.3m ²)
First Floor Office	5.9m x 3.4m	(20.1m ²)
Mezzanine	15.1m x 3.4m	(51.4m ²)
Main Factory	69.2m (max) x 33.6m (max)	(1,836.2m ²)

Switchgear Room	4.5m x 1.9m	(8.3m ²)
Spray Store	19.0m x 5.9m	(111.5m ²)
First Floor Office	5.9m x 4.6m	(27.0m ²)
Mezzanine	14.3m x 5.9m	(84.2m ²)
Canteen	6.1m (max) x 5.2m (max)	(26.3m ²)
Locker Room	5.3m x 5.0m	(26.7m ²)
WCs		
Compressor Room	5.4m x 5.2m	(27.9m ²)

Offices

Entrance Porch

Entrance Foyer

Reception Area

Office 1 5.8m (max) x 4.0m (max) (21.2m²)

Office 2 7.7m x 5.8m (44.9m²)

Office 3 5.8m x 3.2m (8.7m²)

Office 4 4.5m x 3.0m (13.4m²)

Meeting Room 4.2m x 3.6m (15.3m²)

WCs

Kitchen

Derelict former bungalow

SERVICES

Mains drainage, electricity (3-phase) and water are understood to be connected. Oil fired heating. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

TERMS

The property is offered For Sale Freehold by Private Treaty with vacant possession upon completion of the purchase.



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RATES

Rateable Value (2023 List): £70,000
Uniform Business Rates Multiplier 2024/25
54.6p

NB Due to Transitional Relief the actual rates payable in respect of the property may have no relation to the figure quoted.

Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. Although this property is covered by Fenland District Council all enquiries should be directed to Anglia Revenues Partnership, Breckland House, St Nicholas Street, Thetford, Norfolk IP24 1BT 01842 756568 ndr@angliarevenues.gov.uk The liability for the payment of Business Rates rests with the Occupier.

VAT

Whilst the property has been elected for VAT, the initial period of election has expired. Consequently, the current owners could, if required, apply to remove the VAT election. That would remove the need to charge VAT on the sale price. In the absence of any request to do so, VAT will be payable by the Buyer in addition to the contract price.

LEGAL COSTS

Each party will be liable for their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment with the Agent. For further details please contact Alan Faulkner. There is no access to the interior of the former bungalow

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PLANNING

The whole property is a manufacturing facility. The offices and display area are utilised as part of that use.

DIRECTIONS

From our Wisbech office proceed north east along Nene Quay (B198). At the Freedom Bridge Roundabout take the first exit (A1101) heading towards Long Sutton. Go over the bridge and follow around to the right (in the left-hand lane) and after the traffic lights for Aldi take the first left into Sandyland where the property can be found on the right hand side opposite the Sea Cadets.

What3Words: ///noun.mocked.beans

PARTICULARS PREPARED 17th April 2025

EPC RATING BAND TBC



MAXEY GROUNDS





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For Identification Purposes Only – Do Not Scale

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- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.