



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

£250,000 + VAT



Ref: 24212E

**Unit 3A Mount Pleasant Industrial Estate,
Mount Pleasant Road, Wisbech,
Cambridgeshire PE13 3FF**

An industrial investment property,
extending in total to approximately
360.5m² Gross Internal Area located on
the edge of Wisbech.

Gross Initial Yield 6.25%.





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LOCATION

Unit 3A is located on the Mount Pleasant Trading Estate which is host to a range of businesses. The site is located on a prominent industrial area of Wisbech with access from both Mount Pleasant Road and Chase Street. 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.

ACCOMODATION

Warehouse/Workshop 273.7m²

Store, Office,
Kitchen & Cloakroom

Overall 360.4m²

SERVICES

Mains drainage, electricity and water are understood to be connected. 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, subject to the existing tenancy. The current passing rent is £15,600 pa which will rise to £18,000 pa in May 2027.

RATES

Rateable Value (April 2026 List) £13,750
Small Business Rates 2026/7 43.2p in the £.
NB Due to Transitional Relief and Small Business Rates Relief the actual rates payable 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

Offices at March and Wisbech

01842 756568 ndr@angliarevenues.gov.uk The liability for the payment of Business Rates rests with the Occupier.

VAT

The property has been elected for VAT. Therefore, VAT at the prevailing rate is payable in addition to the Purchase Price.

LEGAL COSTS

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

SERVICE CHARGE

A service charge to cover maintenance and upkeep of common parts is chargeable to each occupier.

VIEWINGS

For an appointment to view apply to the Agent. For further information please contact Alan Faulkner. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Owner 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 current use of the property is long standing and believed lawful and falls within the Use Class B8 as defined by The Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is considered to be suited to a wide range of commercial uses subject to obtaining the necessary Planning consents. Interested parties should make their own enquiries if the Local Planning Authority; Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ 01354 654321 info@fenland.gov.uk

DIRECTIONS

From our Wisbech Office proceed north east along Nene Quay (B198). At the Freedom Bridge roundabout go straight over onto Lynn Road. Continue for a short distance and turn left at the traffic lights onto Mount Pleasant Road. Proceed for approximately 400m and the site is on the left. What3Words: ///canal.drilling.respond

EPC RATING BAND D

PARTICULARS PREPARED 30th June 2026

www.maxeygrounds.co.uk



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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.