



MAXEY  
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

**Guide Price £200,000**



Ref: 24093

**Factory Premises, Murrow Lane, Murrow,  
Wisbech, Cambridgeshire, PE13 4JH**

Commercial Industrial Unit approx. 1195 sq m & approx.  
1.6 Acre land (STMS)

Additional land up to approx. 4.9A available by separate  
negotiation

Situated in a Rural Location

For Sale by Private Treaty





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Approximately 808m<sup>2</sup> Ground Floor Gross Internal Area with an additional 387 sq. m of first floor storage and production area. Outside the property has access, parking and hard surface area surrounding the property together with additional grass areas approx. 1.6 Acre in total (verged red on the aerial image - STMS).

Additional land up to approx. 4.9A verged blue on the aerial image available by separate agreement if required (Guide price £50,000).

The current woodworking and abstraction equipment is available by separate negotiation if required.

Also potentially suitable for alternative uses or further development (subject to planning consent).

### ACCOMMODATION

The property comprises:

Entrance Area and Store: 6.3m x 9.3m

Main Industrial Workshop: 27m x 10.6m

Store 1: 6.5m x 10.5m

Spray Store: 6.2m x 11m

Bay 1: 8.5m x 6.2m

Bay 2: 6.4m x 9.7m

Bay 3: 6.4m x 9.7m

Bay 4: 6.35m x 8.3m

Bay 5: 6.4m x 9.7m

Bay 6: 6.4m x 9.8m

1st Floor Canteen, WC and additional storage areas (Totalling 383m<sup>2</sup>)

### SERVICES

Mains water and electricity (3 phase) are understood to be connected. Drainage - Non Mains. Prospective purchasers are advised to make their own enquiries with the relevant utility companies.

### RATES

Rateable Value : £29,750

Uniform Business Rates 2024/25; 54.6p per £ RV

### VAT

The property has not been elected for VAT. Should the property become registered for VAT this will be payable in addition to the purchase price.

### VIEWING

Viewing is strictly by appointment only. Please contact the agent to arrange.

### PLANNING

Planning was approved on 21st December 1983 for Change of Use from Agricultural Cold Store to Joinery Workshop under Reference: F/0803/83/F. It has been in this use and general storage since. It is considered suitable for a wide range of commercial uses and has additional land available to facilitate expansion, subject to any necessary consents It may also have redevelopment potential

**DIRECTIONS** From our town centre office proceed along North Brink following signs for Wisbech St Mary. Proceed through the village of Wisbech St Mary. Take the second turning right into Murrow Lane and the property can be found a mile or so on the right hand side.

### EPC RATING G

**PARTICULARS PREPARED** 16th July 2024

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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.