



MAXEY GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £10,000 pa



Ref: 25164E

**5-6 Newberry Business Park, Roman Bank,
Newton-in-the-Isle, Wisbech,
Cambridgeshire PE13 5ER**

A single storey commercial unit in a rural location extending to 177.9m² Gross Internal Area with potential for a range of commercial uses Subject to Planning. The property is offered To Let on a new lease and is available for immediate occupation.





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LOCATION

The property is conveniently sited in a rural location close to the A1101 north 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.

ACCOMMODATION

Office/Showroom	9.3m x 6.3m	58.3m ²
Rear Office	5.9m x 4.6m	26.9m ²
Kitchen		
WCs		
Warehouse	15.8m (max) x 5.2m (max)	78.2m ²

Gravel surfaced parking to the front of the building.

SERVICES

Mains electricity and water are understood to be connected. Private drainage. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies. Mains electricity and water are understood to be connected. Private drainage. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

TERMS

The property is offered To Let on a new Full Repairing and Insuring lease. Leases will be subject to three-yearly rent reviews. The Tenant will be responsible for all outgoings in addition to the rent.

RATES

Rateable Value (2023 List): £6,200
Business Rates 2025/26: 49.9p in the £
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 nndr@angliarevenues.gov.uk

VAT

We are advised that the property has not been elected for VAT. Should the rent become a taxable supply VAT at the prevailing rate will be payable in addition to the rent.

LEGAL COSTS

The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in the preparation of the lease.

VIEWINGS

Strictly by appointment with the Agent. For further details please contact Alan Faulkner.

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.

PARKING

Gravel surfaced parking to the front of the property.

PLANNING

The commercial use is long standing and believed lawful and would fall within Use Class B2 - General Industrial as defined by the Town and Country Planning (Use Classes) Order 1987 (As Amended).

DIRECTIONS

From Wisbech head north along the A1101 towards Long Sutton. After approximately 2 miles turn left onto Little Pamper signposted Newton-in-the-Isle. Where the road bends sharp right, turn left onto Roman Bank, where the property can be found after a short distance on the left hand side.

What3Words: ///recover.done.envisage

EPC RATING BAND B

PARTICULARS PREPARED 11th October 2025



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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.