

**fisher
german**

Yard Area

Middle Drove Enterprise Park
Wisbech, Cambridgeshire, PE14 8JT

Leasehold |
Storage Land

18,000 Sq.ft (1,672 Sq.m)



To Let | £24,000 pa



Key information



Rent
£24,000 pa



Rateable Value
TBC



Service Charge
TBC

Yard Area, Middle Drove Enterprise Park

18,000 Sq Ft (1,672 Sq M)

Description

Much of the yard space is concrete with only a small amount un-surfaced but has a hard standing surface.

The yard is bounded by security fencing on three sides with gated access to the entire site directly off Middle Drove Road providing excellent security 24/7.

Amenities



Leasehold



Gated
Access



24/7
Security



Parking



Rural
Location



Transport
Links

Further information

Asking Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £24,000 per annum.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Planning

The current permitted uses of the site fall within use class B8 of the Town and County planning order updated from the 1st September 2020.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Yard Area, Middle Drove Enterprise Park, Wisbech, Cambridgeshire, PE14 8JT

What3words: ///straws.inflame.permit



Location

Marshland St James is located approximately 7 miles from the centre of Kings Lynn and approximately 5 miles from the centre of Wisbech.

Watlington Station is approximately 6 miles away, with direct links to Kings Lynn, Cambridge and London Kings Cross (approximately 1 hour 40 minutes away).

Wisbech is an attractive and historic market town commonly known as the Capital of the Fens.

Downham Market, approximately 8.6 miles away, is one of Norfolk's oldest market towns and has a good range of shops, a busy market on Friday's and Saturday's and a main line railway station to King's Lynn, Cambridge and London St Pancras.

Description	Sq.ft	Sq.m
Yard Area	18,000	1,672

Locations

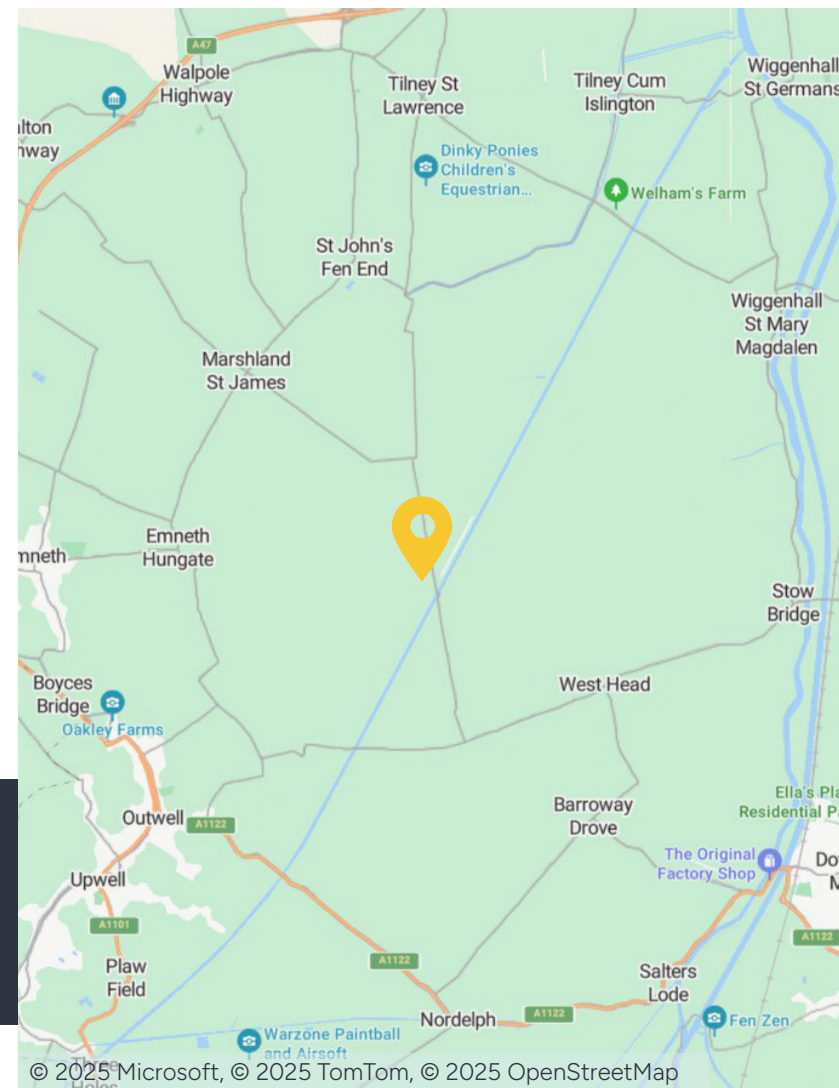
Wisbech: 5 miles
Kings Lynn: 7 miles
A1: 38 miles

Nearest station

Watlington: 6 miles

Nearest airport

London Stansted: 67.9 miles



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated XXX.



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