

MAXEY GROUNDS

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Commercial

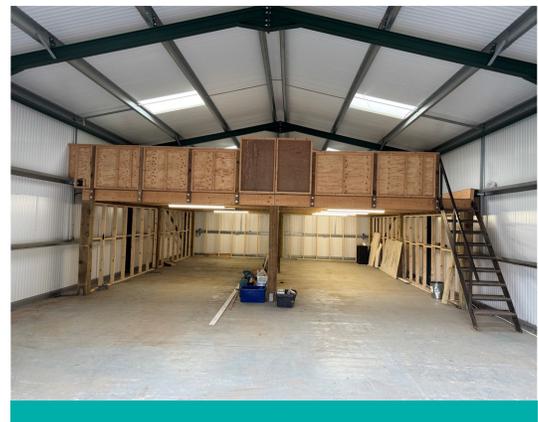
To Let: £8,000 pa



Ref: 25229E

**Barn at Orchard Place, Dades Lane,
St Johns Fen End, Wisbech,
Cambridgeshire PE14 8JJ**

A modern building within a gated enclosed yard in a rural location extending to 255.0m² Gross Internal Area including Mezzanine. The unit is considered suitable for a range of uses (Subject to Planning).





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LOCATION The property is located within the rural hamlet of St Johns Fen End just 4.5 miles east of Wisbech, Cambridgeshire.

Locally known as the Capital of the Fens, Wisbech has a population of around 20,000 and is a market town of great character and historical importance. Wisbech lies 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.

DESCRIPTION A modern general-purpose building suitable for a range of storage or other uses (Subject to Planning).

ACCOMMODATION A modern general-purpose building of steel frame construction clad with insulated profiled sheet steel with concrete floor and electrically operated roller shutter door. In total the unit extends to 255.0m² Gross Internal Area comprising:

Main Warehouse	166.3m ²
Mezzanine	85.8m ²
Shower Room/WC	2.9m ²

OUTSIDE Concrete area to front of building. Dedicated parking to the side. Shared yard with electrically controlled gated access.

SERVICES Mains electricity (3-phase) and water. Private drainage.

TERMS The property is offered To Let on terms to be agreed on a Full Repairing and Insuring basis. The Tenant will be responsible for all outgoing in addition to the rent.

RATES The building is not currently rated. If it becomes subject to commercial rates the Tenant will be responsible for payment.

VAT We are advised that the building is not currently elected for VAT.

LEGAL COSTS The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in respect of the transaction.

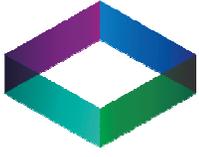
VIEWING Strictly by prior appointment with the Agent. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and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

PLANNING The building is currently used for agricultural purposes but may be suitable for a variety of purposes subject to obtaining planning consent.

DIRECTIONS Proceed out of Wisbech along Lynn Road (B198). At the roundabout with the A47 take the second exit and proceed past the turning for the service station. At the T-junction turn right onto St Paul's Road South and continue all the way into Marshland St James. Turn left at the crossroads onto Smeeth Road and continue all the way through. Turn right onto Chapel Lane just before the bend and then take the first right onto Dades Lane where the property is the last on the left hand side. What3Words: ///reach.snug.readjust

EPC RATING TBA

PARTICULARS PREPARED 6th February 2026



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- 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.