

**fisher
german**

Unit 2A

Middle Drove Enterprise Park
Wisbech, Cambridgeshire, PE14 8JT

Leasehold |
Industrial/Warehouse
3,100 Sq.ft (288 Sq.m)



To Let | £12,000 pa



Key information



Rent
£12,000 pa



Rateable Value
TBC



Service Charge
TBC



EPC
TBC

Unit 2a, Middle Drove Enterprise Park

3,100 Sq Ft (288 Sq M)

Description

Unit 2a is situated within a commercial industrial estate of approximately 0.32 hectares (0.8 acres). The occupied space ranges from 1,269 sq ft to 37,956 sq ft and features a variety of companies.

Unit 2a is predominately an open plan unit of steel portal frame construction with concrete block walls and exterior cladding.

There are car parking provisions and ample loading, unloading and turning space.

The site is bounded by security fencing and gated access providing access directly to Middle Drove Road.

Amenities



Leasehold



Gated
Access



24/7
Security



Parking



Rural
Location



Open Plan

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 £12,000 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.

Fixtures & Fittings

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

EPC

The EPC rating is TBC.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class B2 & B8 of the Town and County planning order updated from 1st September 2020.

Service Charge

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

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.

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..

Location

Address: Unit 2a 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
Unit 2A	3,100	288

Locations

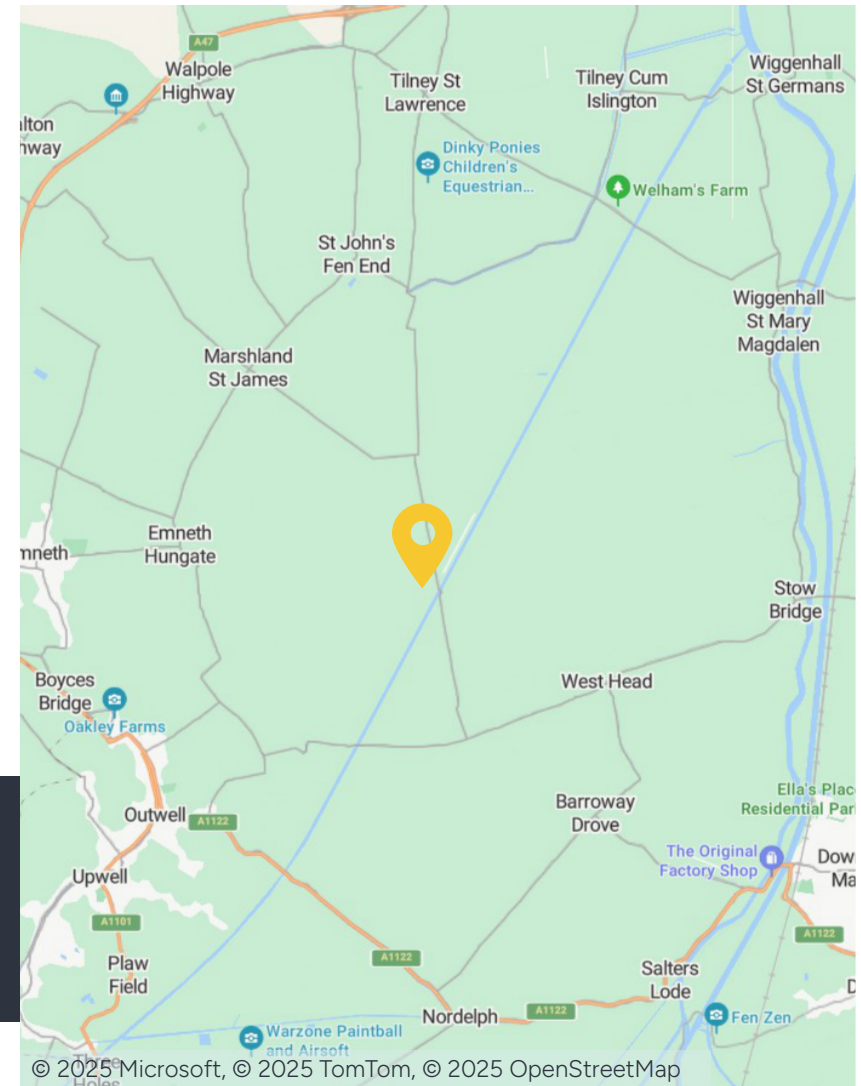
Wisbech: 5 miles
Kings Lynn: 7 miles
A1: 38 miles

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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