

TO LET / FOR SALE

**Industrial / Storage, Leisure,
Light Industrial, Trade
Counter, Industrial /
Warehouse**

Semi-detached industrial units with
secure yard and fitted office space

Rent

£22,500 - £45,000 per annum

Sale


Offers in the region of £750,000





Summary


 Available freehold or leasehold


 Securely fenced site


 Parking available

 Fitted office with kitchen and WCs

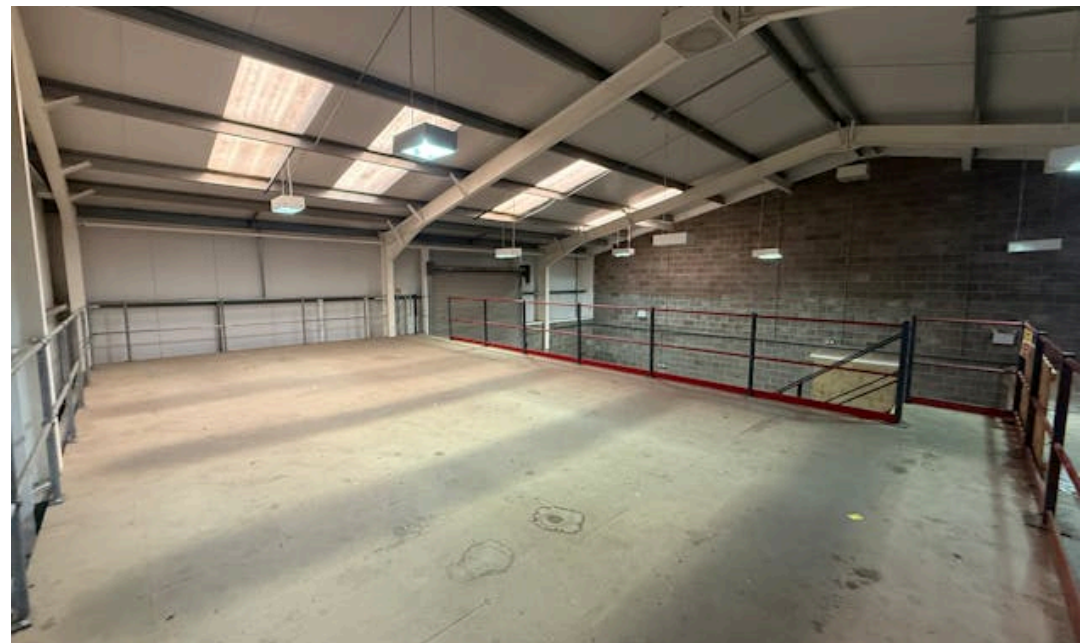
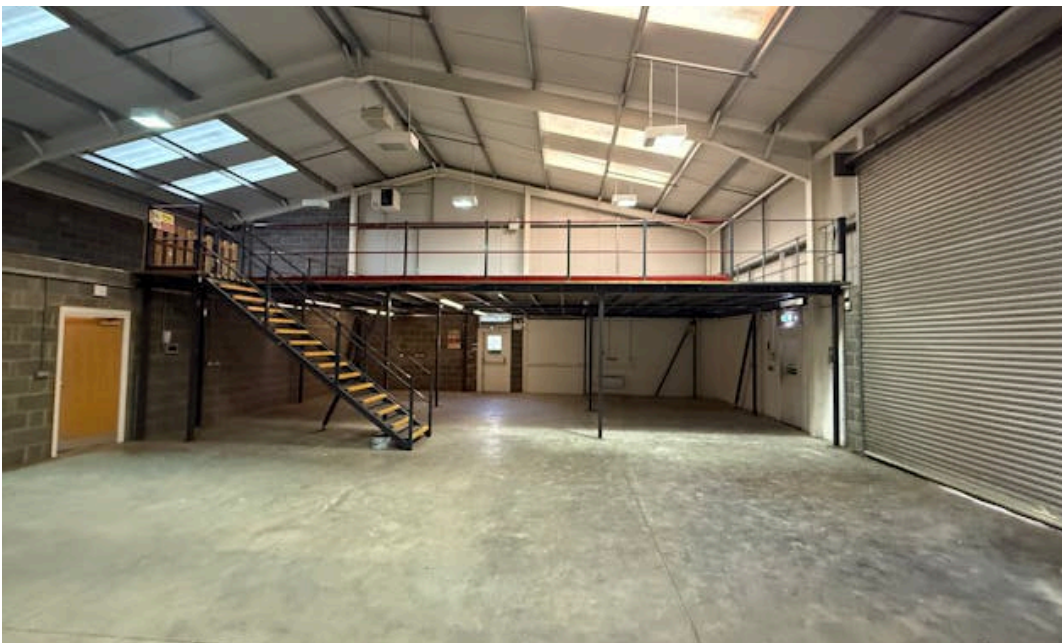
 Fitted mezzanine for additional storage

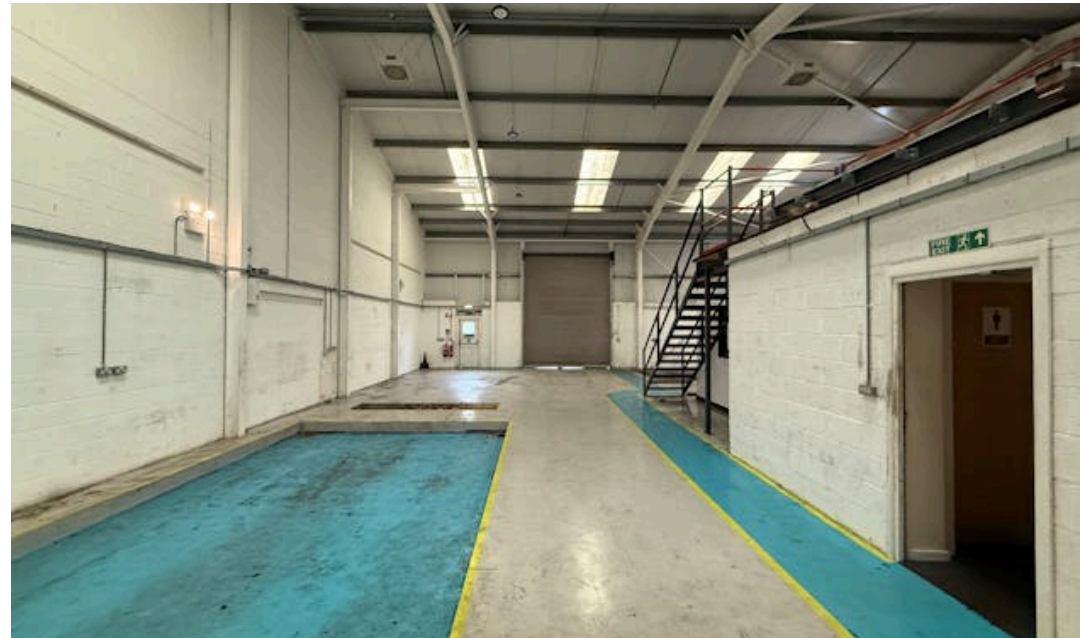
 Roller shutter doors

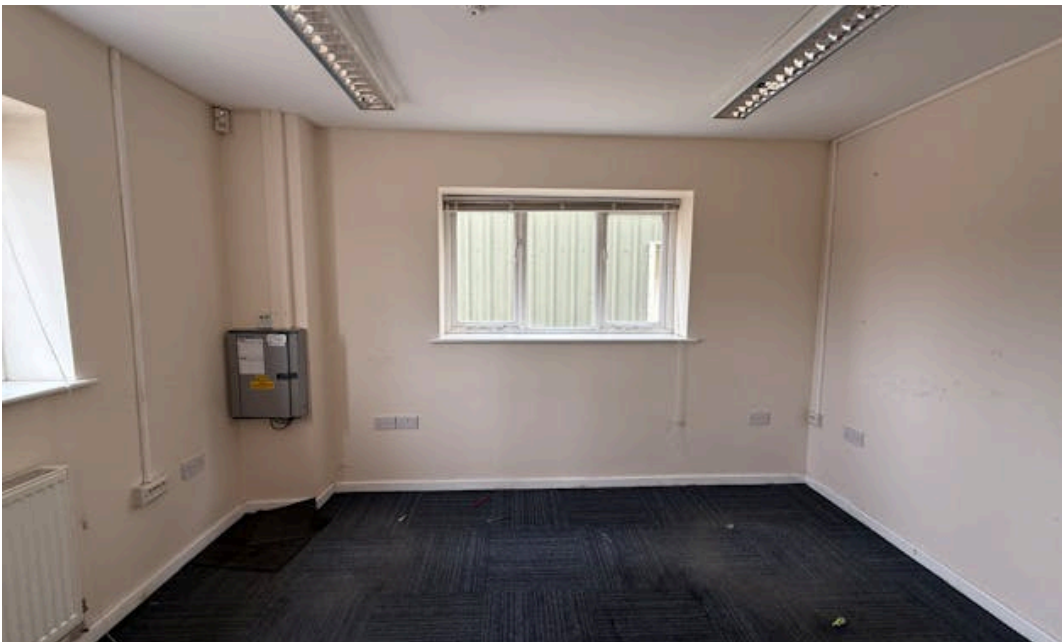
 Eaves height 7.7m at the Apex

 The units have single phase power



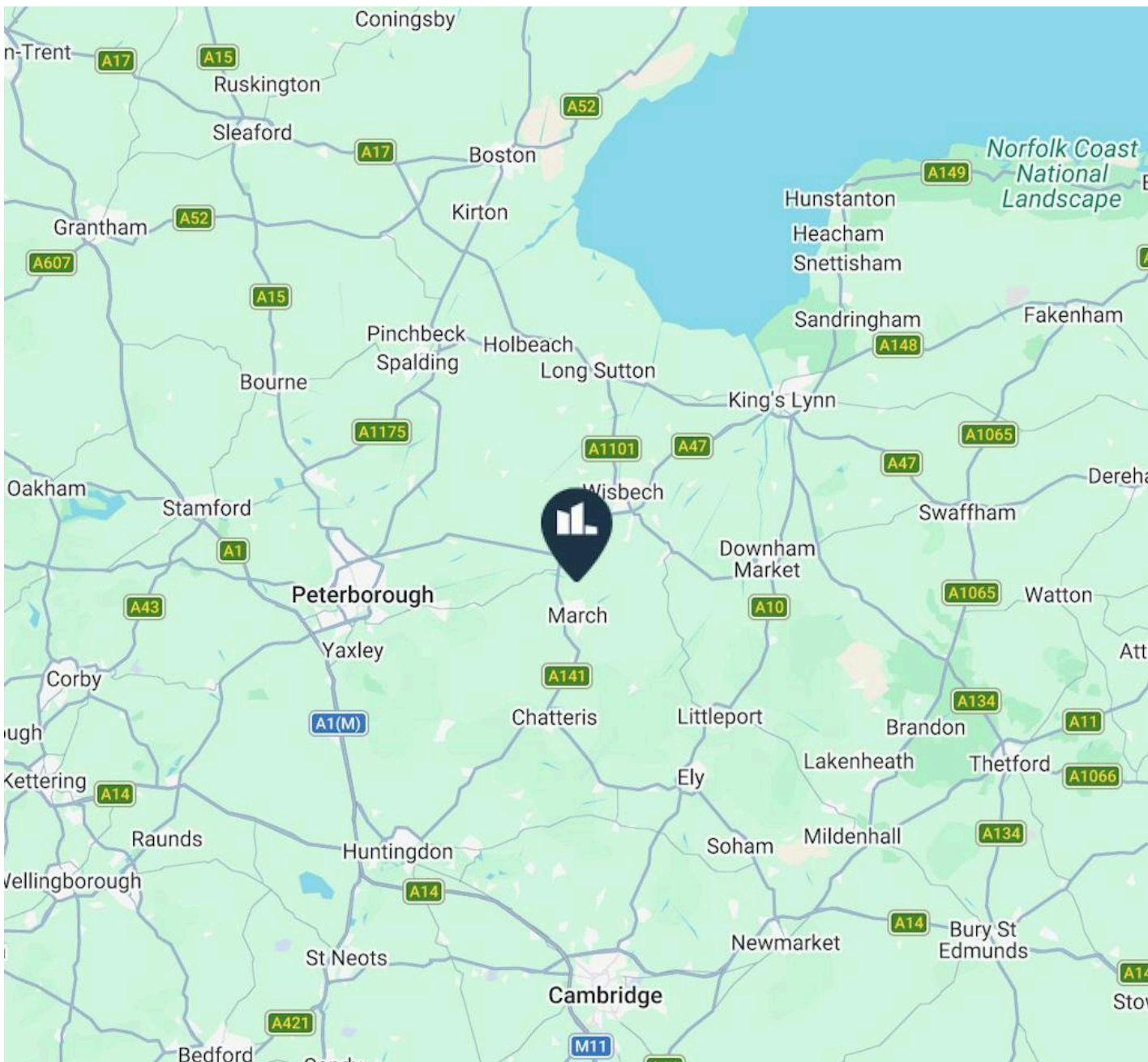












Location

March is a historic market town situated in the heart of the Fenland district of Cambridgeshire. It occupies a key position on the A141, which connects Huntingdon to King's Lynn. The town is conveniently located approximately 20 miles east of Peterborough, 12 miles south of Wisbech, 20 miles northeast of Huntingdon, and 25 miles north of Cambridge, making it an accessible hub within the region.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Rent	Price	Rates Payable	Service charge	Availability
Unit - 5A	3,694	343.18	£22,500 /annum		£9,356.25 /annum	£5,500 /annum	Available
Unit - 5B	3,621	336.40	£22,500 /annum		£9,730.50 /annum	£5,500 /annum	Available
Unit - 5A & 5B	7,315	679.59		£750,000	On Application	On Application	Available

DESCRIPTION

Two semi-detached industrial units in March is situated on a well-established industrial estate available individually or as a whole, offering excellent accessibility for a range of commercial and light industrial uses. The properties feature a ground-floor pedestrian entrance leading into an office and reception area, alongside a separate goods door providing direct access to the main workshops.

Internally, the units include a kitchen, WC facilities, and multiple secure storerooms, supported by additional first-floor mezzanine storage for flexible operational space.

Externally, the site offers the potential to create an enclosed yard, ideal for storage or loading, as well as a generous parking provision to the front.

These versatile industrial properties are well-suited for businesses seeking practical workspace with strong on-site amenities and room for expansion.

VAT

Applicable

RENT

£22,500 - £45,000 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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Generated on 06/05/2026