



MAXEY  
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let



Ref: 23108E

**Buildings at Sutton Road, Leverington,  
Wisbech, Cambridgeshire PE13 5DR**

- Offers Invited
- Range of buildings available individually or as a whole
- Units ranging from 76.0m<sup>2</sup> to 615.0m<sup>2</sup>
- Suitable for crop, commodity, machinery or other storage with potential other uses (Subject to Planning)





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### LOCATION

The property is conveniently located at the northern end of Leverington, a Fenland village which adjoins 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 range of buildings suitable for crop, commodity, machinery or other storage. The buildings may be suitable for other uses Subject to Planning. Some of the buildings benefit from having solar panels. The owner will retain all subsidies as well as the electricity generated. The electricity will be supplied to Tenant at the prevailing contract rate.

### SERVICES

Mains electricity is available. There are toilets on site.

### TERMS

The property is offered To Let on terms to be agreed with offers invited. The Tenant will be responsible for any damage or defects during their occupation. The Tenant will also be responsible for all outgoing in addition to the rent.

### RATES

The buildings are not currently rated. If they become subject to commercial rates then the Tenant will be responsible for payment.

### VAT

The buildings are not currently elected for VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment with the Agent.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. The site is a working farmyard with moving traffic. 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.

### FURTHER INFORMATION

Please contact Alan Faulkner for further information.

### PLANNING

The buildings are currently used for agriculture but may be suited for a variety of uses subject to obtaining planning consent.

### DIRECTIONS

From our Wisbech office cross Town Bridge and proceed north through Old Market. At the T-junction turn left onto Chapel Road and after the rugby fields follow on round to the right onto Harecroft Road. Proceed north and at the T-junction turn left onto Leverington Road (A1101). At the traffic lights follow the A1101 round to the right onto Sutton Road and proceed north. The property can be found on the left hand side after approximately half a mile, opposite Bailey & West Funeral Directors.

What3Words: ///////////////commit.stint.banquets

**PARTICULARS PREPARED** 21<sup>st</sup> June 2023

**PARTICULARS AMENDED** 31<sup>st</sup> January 2024



# MAXEY GROUNDS



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## SCHEDULE OF ACCOMMODATION

"O" Store	30.1m x 20.4m	614.0m <sup>2</sup>	7.0m eaves
"J" Store	19.6m x 17.9m	350.0m <sup>2</sup>	5.3m eaves
Covered Storage	22.8m x 19.8m	451.4m <sup>2</sup>	5.5m eaves
"P" Store	9.8m x 8.5m	82.8m <sup>2</sup>	5.1m eaves
Canopy	9.2m x 3.3m	30.0m <sup>2</sup>	
Packhouse	22.8m <sub>(max)</sub> x 12.1m <sub>(ave)</sub>	282.7m <sup>2</sup>	2.4m eaves
Handling Area	18.9m x 13.5m	254.6m <sup>2</sup>	6.8m eaves down to 3.2m
Access Area	55.9m x 6.1m	343.3m <sup>2</sup>	
Store 1&2	13.8m x 12.2m	168.3m <sup>2</sup>	
Store 3	12.1m x 6.3m	76.0m <sup>2</sup>	
Store 4	12.1m x 6.3m	76.0m <sup>2</sup>	
Store 5	12.2m x 6.3m	76.5m <sup>2</sup>	
Store 6	12.1m x 6.3m	75.8m <sup>2</sup>	
Store 7	12.1m x 6.1m	74.3m <sup>2</sup>	

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.