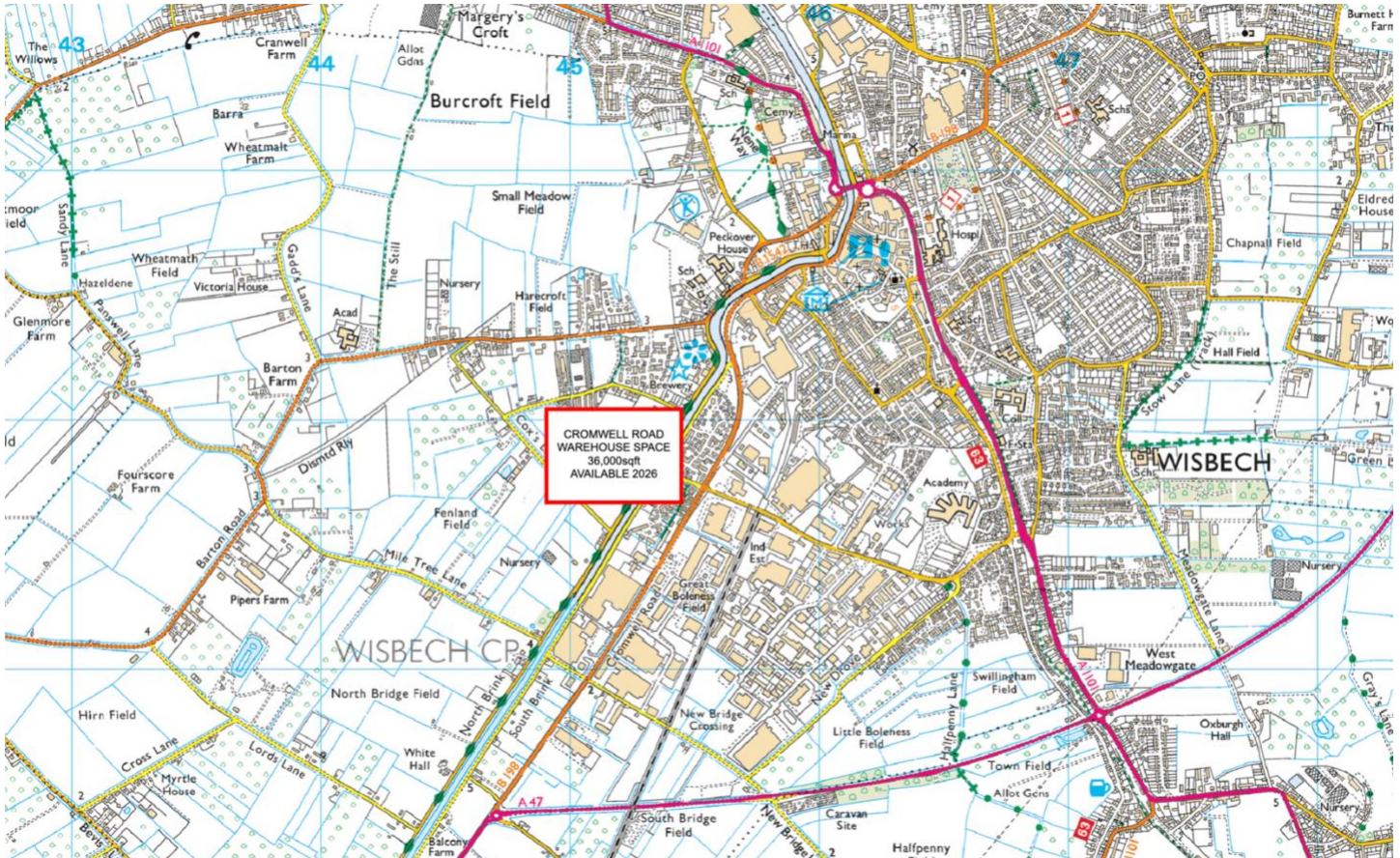


High Profile Warehouse Space Available To Let 2026 36,500sqft, 3,400sqm of Accommodation Suitable for Retail

Production Space | Cromwell Road | Wisbech | Cambridgeshire | PE14 0RD



Due to Company Expansion and Relocation, 2.3 Acre Site with 100m Road Frontage
Steel Framed Building with Excellent Retail Profile
Close to Tesco, Dunelm, Halfords, Pets at Home and Others
Expressions of Interest Invited From Agents and Prospective Tenants

Available To Let Leasehold on FRI Terms - 2026
£300,000 plus VAT per Annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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sales@poyntons.com



Location...

The Fenland town of Wisbech is approximately 35 miles to the north of Cambridge and has a population of around 32,000 residents and a large retail catchment area.

Cromwell Road is the main commercial area and retail area located to the south-west of the town centre. Cromwell Road being the main vehicular access on the A47.

The property benefits from approximately 100m of road frontage to Cromwell Road, the B198. Nearby occupiers include Argos, B&M, Tesco, Dunelm, Halfords, Pets at Home, Wickes, DHL and a motor trade.

Description...

The property comprises existing warehouse/production facility extending to around 36,640sqft, 3,404sqm with offices.

The property occupies a prominent location on Cromwell Road, the buildings being arranged on the road in an L-shape.

The offices benefit from gas fired central heating and air conditioning and are constructed in the end 6m bay.

The remainder of the site comprises insulated steel frame sheds with an average depth of 20sqm constructed in 6m bays with an internal eaves height of an average of 6m.

To the front of the offices is parking for approximately 25 vehicles, the remainder of the site being concreted and extending to around 2.3 acres with parking for over 100 vehicles currently used for storage.

Accommodation...

Offices

Main Reception Area.....5.5m x 5.5m, 31sqm

Boardroom.....4m x 6m, 20.1sqm

Kitchenette

Office.....10sqm

WC

Stairs to the First Floor

Office.....4.4m x 5.5m, 26sqm

Office.....6m x 5m, 30.1sqm

Office No. 3.....4.6m x 4.2m, 19.4sqm

Office No. 4.....4.8m x 3.6m, 17.6sqm

Canteen.....15sqm

WCs

Office.....4m x 12m, 53sqm

Server Room.....5sqm

Lease Terms...

The property is available to suitable tenants for a variety of different uses primarily retail subject to statutory consents.

Expressions of interest are encouraged on the basis of a new lease on Full Repairing and Insuring terms for a minimum term of 5 years. Reviews will be every 3 years.

Rent to be paid quarterly in advance on the quarter days to the landlord. The landlord reserves the right to charge an annual insurance rent.

The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the lease preparation costs.

It is proposed that an agreement for leases entered into subject to various works being finalised and approved.

Outgoings...

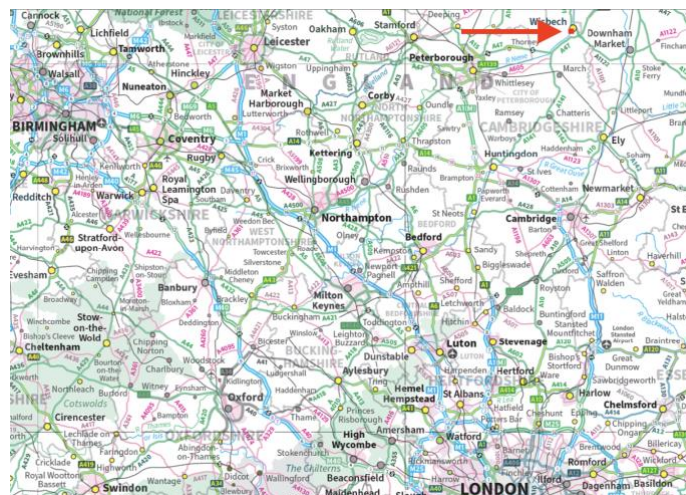
Full details are available on the VOA website.

EPC...

The property has an Energy Performance Rating C69, full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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