



BUILDING 2, STONECROSS FARM

WHITTLESEY ROAD, MARCH, CAMBS, PE15 0AH

TO LET - B8 STORAGE/WAREHOUSE

£2,000 pcm

- 450 sqm (4,884 sqft)
- Storage/Warehouse unit just off A141
- Close Proximity to March
- Three Phase Power
- Shared Parking/Loading Yard
- Flexible Lease Terms
- Available from 1st July 2026

LOCATION

Stonecross Farm is situated off Whittlesey Road, approximately 2.5km north west of the centre of the town of March and 1km from the A141 roundabout.

DESCRIPTION

A former agricultural building situated within a shared concreted yard space providing parking, loading and turning space and benefitting from a secure gated entrance.

The building is constructed of a steel portal frame with box profile corrugated steel sheet cladding to the walls and corrugated asbestos cladding to the roof. The building has a power-floated concrete floor, with double sliding doors and separate personnel door. There is composite panel insulation to the walls and spray foam insulation to the roof with a fan system for air circulation.

The building is connected to single phase and 3 phase electricity.

ACCOMODATION

The building extends to approximately 4,844 sq ft (450m sq m) (GEA)

PLANNING

The property has the benefit of Planning Permission for B8 Use (Storage or Distribution) granted by Fenland District Council (Ref. F/YR24/0235/PNC03).

BUSINESS RATES

The property has not yet been assessed for Business Rates and it will be the responsibility of an incoming tenant to obtain the necessary assessment and pay any Business Rates.

SERVICE CHARGE

There is currently no service charge payable.

EPC

The property is exempt from the requirements of an EPC.

TERMS

The property is available by way of a new direct lease on FRI terms at a rent of £24,000 per annum exclusive of VAT and other outgoings.

The property is available from 1st July 2026.

LEGAL COSTS

Each party to bear their own legal and professional fees.

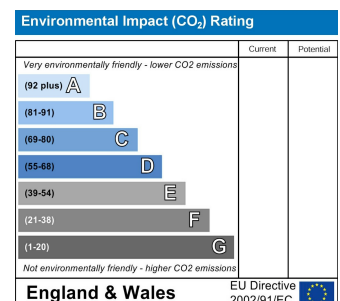
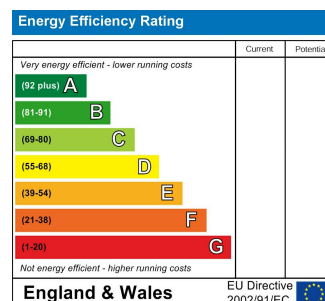
VIEWING AND FURTHER INFORMATION

Strictly through the sole agent, Cheffins.

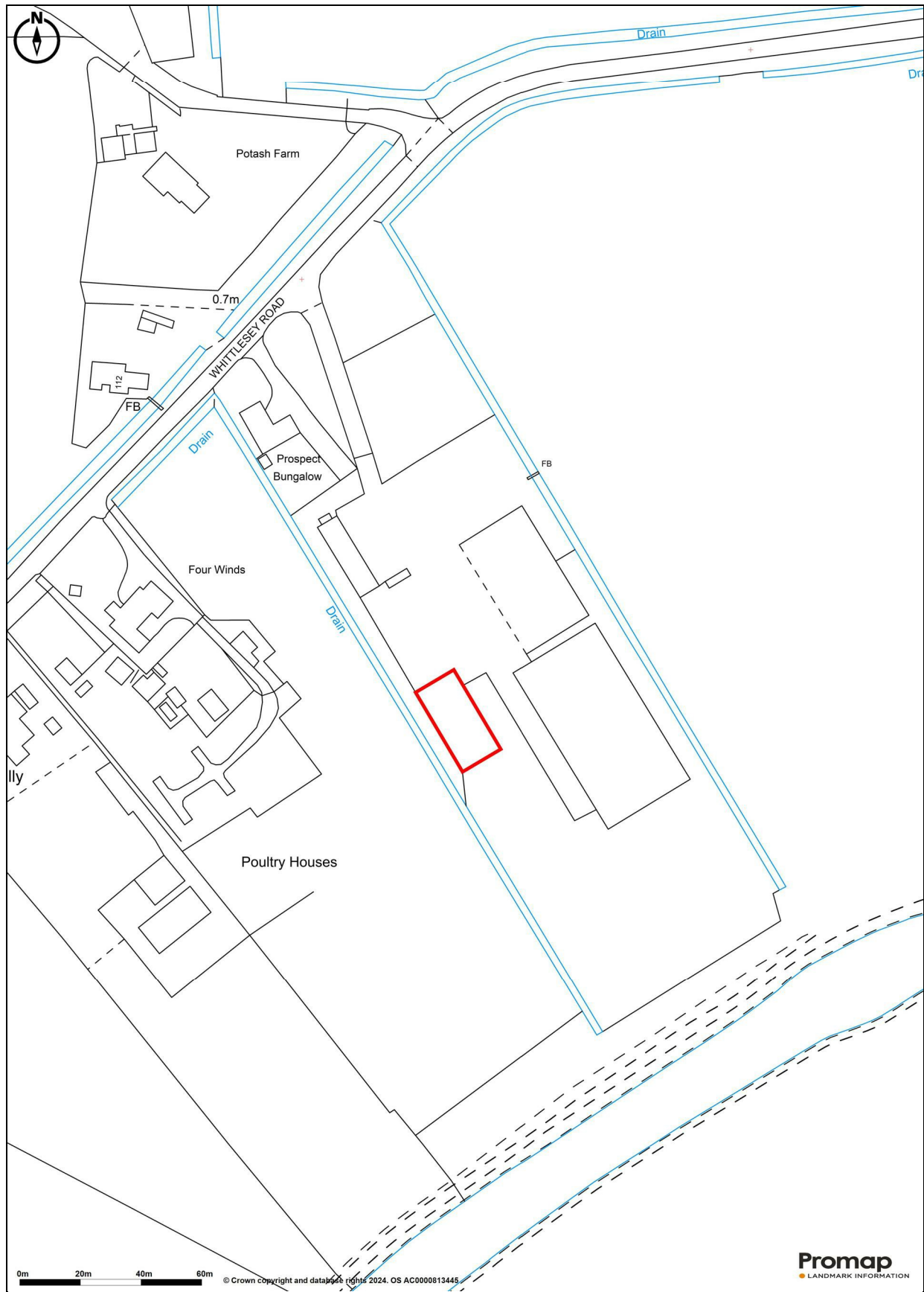
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Tel: 01353 654900

Council

Fenland District Council, Fenland Hall, County Road, March, Cambs, PE15 8NQ.



The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



The Code for Leasing Business Premises in England and Wales recommends that you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.