

Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

## Building 2, Stonecross Farm Whittlesey Road, March, Cambridgeshire, PE15 0AH

A former agricultural building with B8 Use (Storage and Distribution) situated within a shared concreted yard space providing parking, loading and turning space and benefitting from a secure gated entrance.

£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



ACCOMMODATION with approximate room sizes

#### 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.

#### ACCOMMODATION

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.

Jonathan Stiff / Andrew Amey  
jonathan.stiff@cheffins.co.uk  
andrew.amey@cheffins.co.uk  
Tel: 01353 654900

#### Council

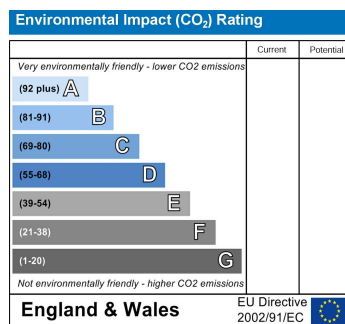
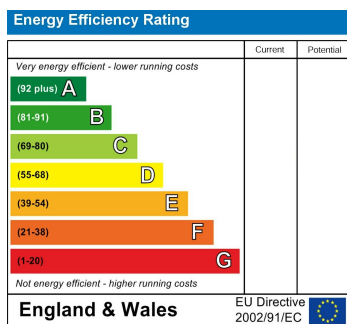
Fenland District Council, Fenland Hall, County Road, March, Cambs, PE15 8NQ.



Note: Not to scale –  
For guidance purposes only

Energy Rating

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



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)