



PINNACLE HOUSE, NENE PARADE, WISBECH PE13 3BY

EXTENSIVE WAREHOUSE PREMISES

- Good Clear Height
- Ample Fenced Yard Space
- Three Roller Shutter Doors to the Rear
- Internal Offices and Staff Facilities

Alison Richardson

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£85,000 P.A.X. | 2,985.9 sqm (32,141 sqft)

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

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BROWN & CO

LOCATION

From Lynn Road, Wisbech turn into Mount Pleasant Road and continue along until you see our letting board on the left hand side.

Wisbech is a traditional Fenland town situated on the A47, approximately 14 miles west of King's Lynn, and 22 miles east of Peterborough, the regional centre. Wisbech, with a population of 20,000 has a range of shopping facilities, primary and secondary schools and local amenities.

DESCRIPTION

Pinnacle House comprises a warehouse/factory unit with interior two storey open plan office space. Situated in Nene Parade close to the centre of Wisbech.

The warehouse space has been recently refurbished and is well maintained with updated lighting system. Access is provided by three roller shutter doors with a 3 phase electricity supply and a good clear height of 18'6". The site benefits from ample secure yard space with access from Mount Pleasant Road.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:

Description	Sqm	Sqft
Warehouse	2,675	28,794
Plus Cloakrooms, Office & Staff Rooms		
Total GIA	2,985.9	32,141

SERVICES

Mains water, gas, electricity and drainage are connected to the property.
We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.
Rateable Value from 1st April 2026: £72,500
Rates Payable 2026/27 estimated at: £34,800

LEASE & RENTAL TERMS

The property is offered to let for a term to be agreed.
Please note that any lease will be subject to a satisfactory credit reference checks.

EPC

The property has an EPC rating of D.

VAT

It is understood that VAT is applicable to the rent.

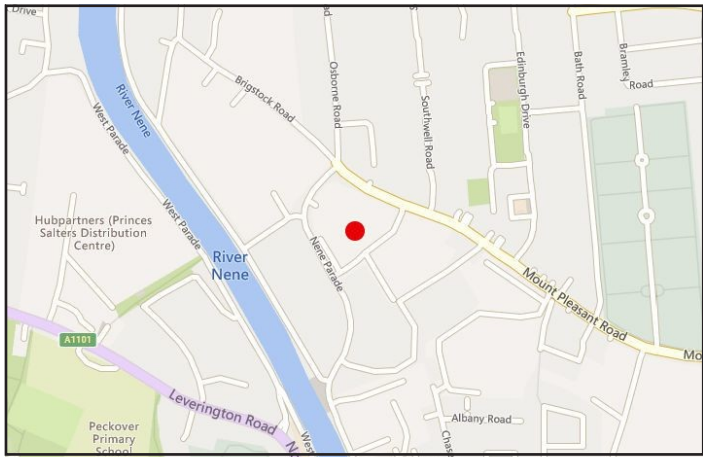
LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.
For further information or to arrange a viewing please contact:

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E: Alison.Richardson@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.14/04/2026