



TO LET: WAREHOUSE

Unit 39c
Lancaster Way Business Park
Ely
Cambridgeshire
CB6 3NW

663.58 sq m (7,143 sq ft)

- Available on a new lease
- Good access to Ely via A142 and Cambridge via A10
- Established business park location with amenities onsite
- Internal office accommodation
- Fibre Optic broadband available

Location

Ely is an expanding city with a population of approximately 20,000. The East Cambridgeshire District, to which Ely is central, is one of the fastest growing districts in England.

Lancaster Way Business Park is located around 1½ miles from Ely City centre, adjacent to the A142, providing access to the A10 (within around ½ mile) and thereafter to the A14 approximately 12 miles distant. Cambridge is located around 15 miles to the south and the mainline railway station runs a regular service to London Kings Cross with a journey time of 67 minutes.

Description

The property comprises approximately one third of a steel portal frame industrial building with brick and fibre cement sheet elevations and roof. The premises benefit from a power-floated concrete floor, roller shutter loading door and ancillary office accommodation, with mezzanine storage above.

Accommodation

The property comprises the following approximate gross internal areas:

	Sq M	Sq Ft
Ground Floor	551.65	5,938
First Floor	111.95	1,205
Total	663.58	7,143

Planning

The building has previously been used for warehousing and light industrial purpose, in compliance with Use Class E (g)(iii) and B8.

Interested parties should make their own enquiries by contacting East Cambridgeshire District Councils Planning department on 01353 665555.

Uniform Business Rates

The property was removed from the 2023 VOA Ratings List. Therefore, the property will need to be re-assessed once a new tenant is in occupation. The previous rateable value was £19,750. A rateable value of this level would result in an approximate rates payable of £9,855 per annum.

Service Charge

There is a service charge payable towards upkeep and maintenance of the common parts of the estate. More information is available on request.

EPC

The property has an EPC rating of D – 81.

Terms

The property is available by way of a new lease.

For the quoting rent or to arrange a viewing, please contact the agent.

Legal Costs

Each party to bear its own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

Tel: 01223 271 970

Email: alexander.smith@cheffins.co.uk

Luke Davenport

Tel: 01223 271 974

Email: luke.davenport@cheffins.co.uk

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