



TO LET: LIGHT INDUSTRIAL WAREHOUSE

Unit 4
Common Road
Witchford
Ely
CB6 2HZ

261.72 sq m (2,817 sq ft)

- Available on a new direct lease
- Modern light industrial unit
- Benefits from 825 sq ft of mezzanine
- Three phase power
- Office under mezzanine

Location

Ashley Business Park is situated north of the A142 at Witchford, between Ely and Sutton. Other occupiers on the business park include a mixture of light industrial, engineering and automotive businesses.

Nearby, Witchford benefits from a secondary school, sports centre, pub and car repair garage and is just 2 miles from the A10 linking Ely to Cambridge.

Description

The property comprises a steel portal frame industrial unit with brick and block lower elevations and profile metal clad upper elevations under a pitched roof.

Internally, the unit benefits from a power floated floor, a three phase power supply, kitchenette, WC facilities and a reception. There is a mezzanine floor area covering approximately 40% of the ground floor area.

The unit comes with four parking spaces which are demised to the premises.

Accommodation

The property comprises the following approximate gross internal areas:

	Sq M	Sq Ft
Ground floor	185.05	1,992
Mezzanine	76.66	825
Total	261.72	2,817

Planning

We understand the property is suitable for uses falling under Use Class B1c (Light Industrial) B2 (General Industrial) & B8 (Storage & Distribution) of the Town and Country Planning (Use Classes) Order 1987.

Alternative uses complying with Use Class E will be considered subject to landlord's approval. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Department on (01353) 665 555.

Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £15,250 therefore, the rates payable for 2024/25 will be £7,609.75.

Interested parties are advised to make their own enquiries with East Cambridgeshire District Council Revenue Department on (01353) 665 555 in order to verify their rates liability.

Service Charge

There is a service charge payable towards upkeep and maintenance of the common parts of the estate.

EPC

The property has an EPC rating of C (59).

Terms

The property is available by way of a new direct lease at a quoting rent of £18,000 per annum, exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

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Email: luke.davenport@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.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.

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