

INDUSTRIAL

FOR SALE/TO LET



20 Wilburton Road, Stretham, Ely, Cambs  
CB6 3LN



BTG  
Eddisons

# 20 WILBURTON ROAD

STRETHAM, ELY, CAMBS, CB6 3LN



Agreement

For Sale / To Let



Detail

Industrial



Price / Rent

£545,000 / £38,500 pa



Size

479 sq m (5,154 sq ft)



Location

Cambridge, CB6 3LN



Property ID

1234263

**For Viewing & All Other Enquiries Please Contact:**



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## Property

Industrial building with fenced yard. The building is arranged in an 'L' shape and comprises two self-contained units. Unit 1 is full height with a lean-to section with kitchen and WC. Unit 2 is part full height and part mezzanine providing offices, kitchen and WCs. Both units have roller shutter doors and an eaves height of c.4.3 meters.

Note: the adjoining bungalow has a right of access across the yard.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Unit 1</b>		
Ground Floor	113	1,221
<b>Unit 2</b>		
Ground Floor	247	1,763
First Floor	118	1,272
Total	365	3,933
<b>Total for Units 1 &amp; 2</b>	<b>479</b>	<b>5,154</b>

## Energy Performance Certificate

Rating: E 122

## Services

We understand that mains water and electricity are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers. There is a septic tank for wastewater.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** East Cambridgeshire Council  
**Description:** Warehouse and Premises  
**Rateable Value:** Unit 1 - £5,800  
 Unit 2 - £14,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional

## Tenure

The property is offered either freehold with vacant possession or by way of a new lease for a term to be agreed.

## Price/Rent

**Price - £545,000 for the freehold with vacant possession.**

**Rent - £38,500 per annum exclusive.**

## VAT

We understand that VAT is not payable on the purchase price / rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

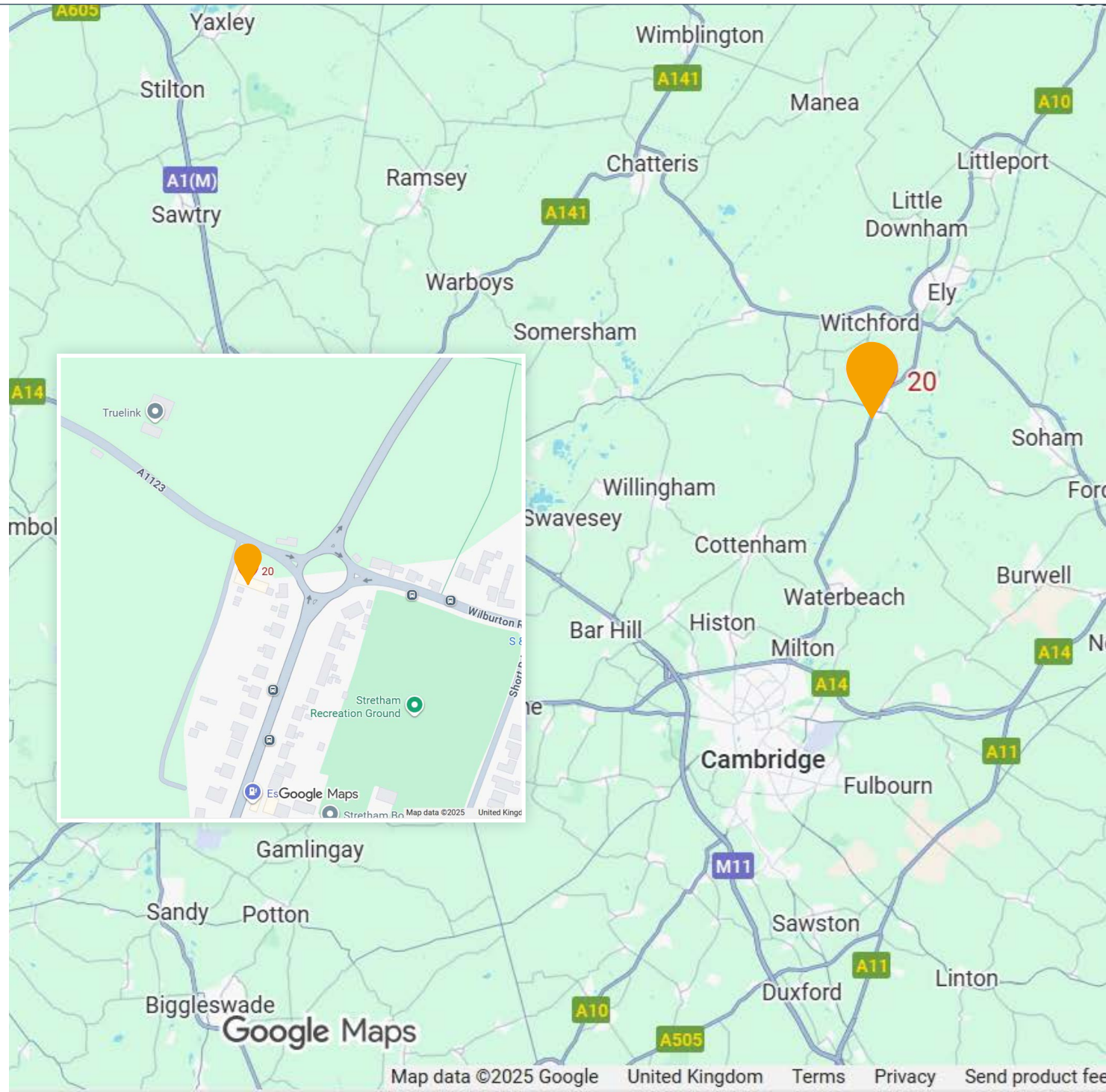
Prospective purchasers and tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided

## Location

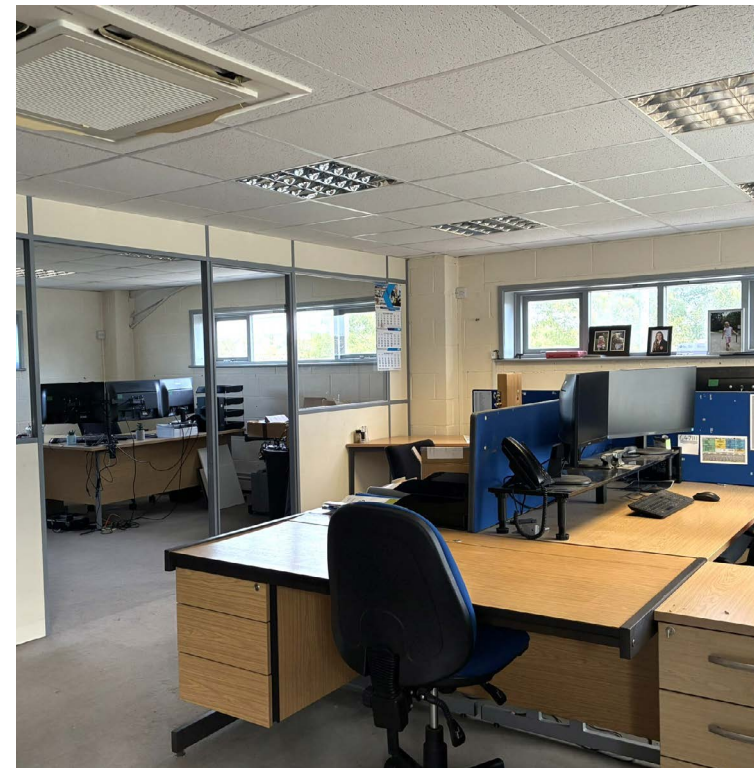
The property is conveniently located around 10 miles north of Cambridge and 4 miles south of Ely.

The property is prominently located close to the junction of the A10 (Cambridge Rd) and A1123 (Wilburton Rd). Stretham village centre is less than half a mile to the east.

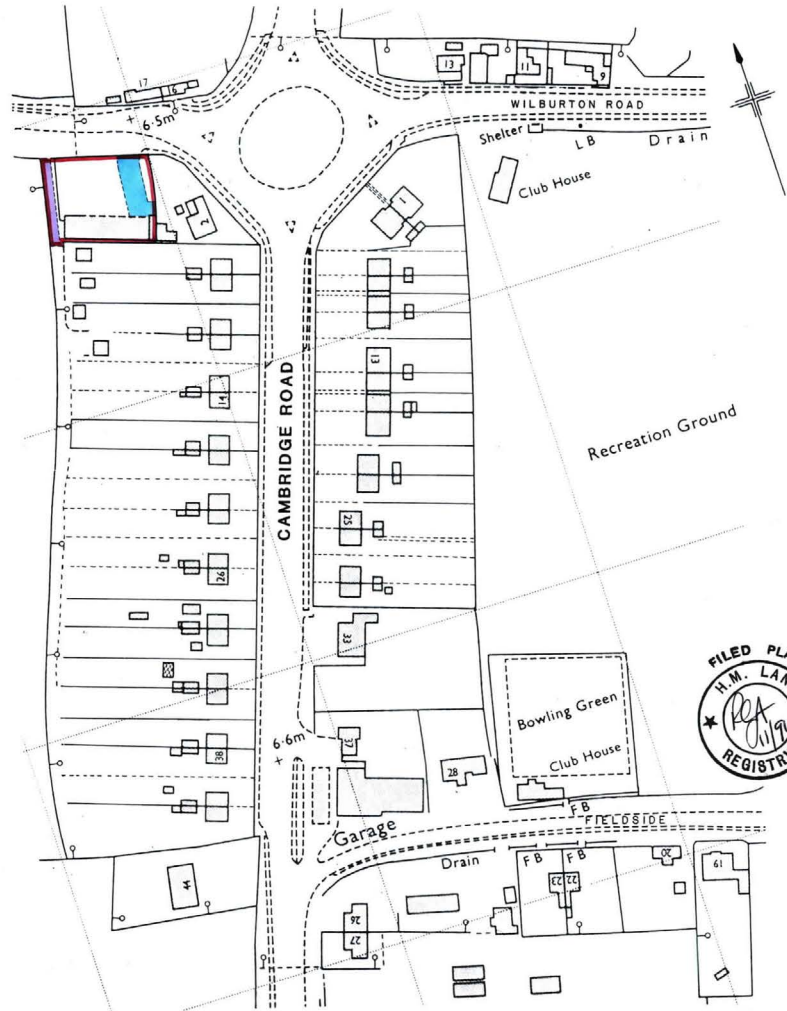
Access to the region's main road network is excellent. There are nearby train stations at Ely and Waterbeach with direct services to London and Peterborough







H.M. LAND REGISTRY		TITLE NUMBER <b>CB118977</b>
ORDNANCE SURVEY PLAN REFERENCE	TL 5074 A	Scale 1/1250 Enlarged from 1/2500
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