

## UNIT 2, THE DOCK, ANGEL DROVE, ELY CB7 4GS

SEMI-DETACHED TRADE COUNTER UNIT WITH  
SECURE SIDE YARD

- Established Trade Counter Location
- Two Storey Offices with Stores with Mezzanine
- Well Located - Close Ely Station & Good Access to A10 & A142
- Ample Parking

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**£26,500 P.A.X. | 291.15 sqm (3,134 sqft)**

King's Lynn

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## LOCATION

Unit 2 The Dock is positioned on the eastern edge of Ely, close to the Tesco Superstore and railway station. The location provides easy access to the A142 Ely Southern bypass and the A10 as well as to the city centre. The Dock is an established trade counter location and existing occupiers include Jewsons, Willow Grange Fishing Tackle & Bait, Beggs & Partners, Howdens, B&T Motor Repairs, and Ely Aquatics.

Ely, population 20,000 is situated approximately 16 miles north of Cambridge (A10) giving links to the A14/ M11. The City has expanded significantly in recent years with further expansion planned for the near future. Ely is the administration centre for a much wider catchment area and is the base for East Cambridgeshire District Council. The City has a main line railway link to London Kings Cross direct (1hour15mins), and Peterborough (40minutes) connecting to the north.

## DESCRIPTION

Unit 2 is a well-presented semi-detached modern unit with secure brick-weave side yard and 3 parking spaces to the front plus a further 5 spaces opposite.

Internally the unit is fitted out to a high standard providing good quality office space and there is a rear store and mezzanine with side access from the yard and offers flexibility of use. Access to the yard is shared with Unit 1 next door.

## ACCOMMODATION

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

Description	Sqm	Sqft
Ground Floor		
Offices, Kitchen & Cloakrooms	72.1	776
Storage Area	78.6	846
First Floor		
Offices & Cloakroom	72.1	776
Mezzanine Over Store	68.4	736
Overall NIA	291.2	3,134

## SERVICES

We understand main drainage, water and electricity are connected.

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 1 April 2026: £26,000

Rates Payable from 1 April 2026 are estimated at: £11,232.00

## LEASE & RENTAL TERMS

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

## EPC

The property has an EPC rating of D.

## VAT

It is understood that VAT is not applicable.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

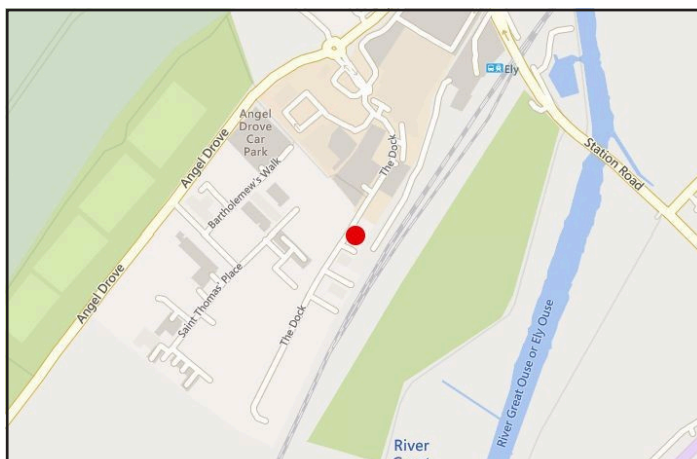
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

John Weston / Alison Richardson

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## IMPORTANT NOTICES

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