



South Fens Business Centre, Fenton Way, Chatteris, Cambridgeshire
PE16 6TT

811.119171



BTG
Eddisons

SOUTH FENS BUSINESS CENTRE

FENTON WAY, CHATTERIS, CAMBRIDGESHIRE, PE16 6TT



Agreement

To Let



Detail

Office



Rent

From £4,197.96 per annum



Size

From 20 sq m
(215 sq ft)



Location

Chatteris, PE16 6TT



Property ID

811.119171

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
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Associate Director

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Property

Serviced offices at South Fens Business Centre provides a low cost, high specification opportunity to start or expand your business.

The offices are available upon a serviced basis with flexible terms. Most normal office overheads are included in the rental paid.

There are also options to use meeting rooms/conference facilities at an additional cost.

The property also provides a manned reception along with car parking with CCTV monitoring.

Accommodation

See attached schedule.

Energy Performance Certificate

Rating: C (52)

A copy of the EPC is available on our website.

Lease Terms

The premises are available by way of a standard lease which will be prepared by the owners, Fenland District Council.

Legal Costs

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

Anti-Money Laundering

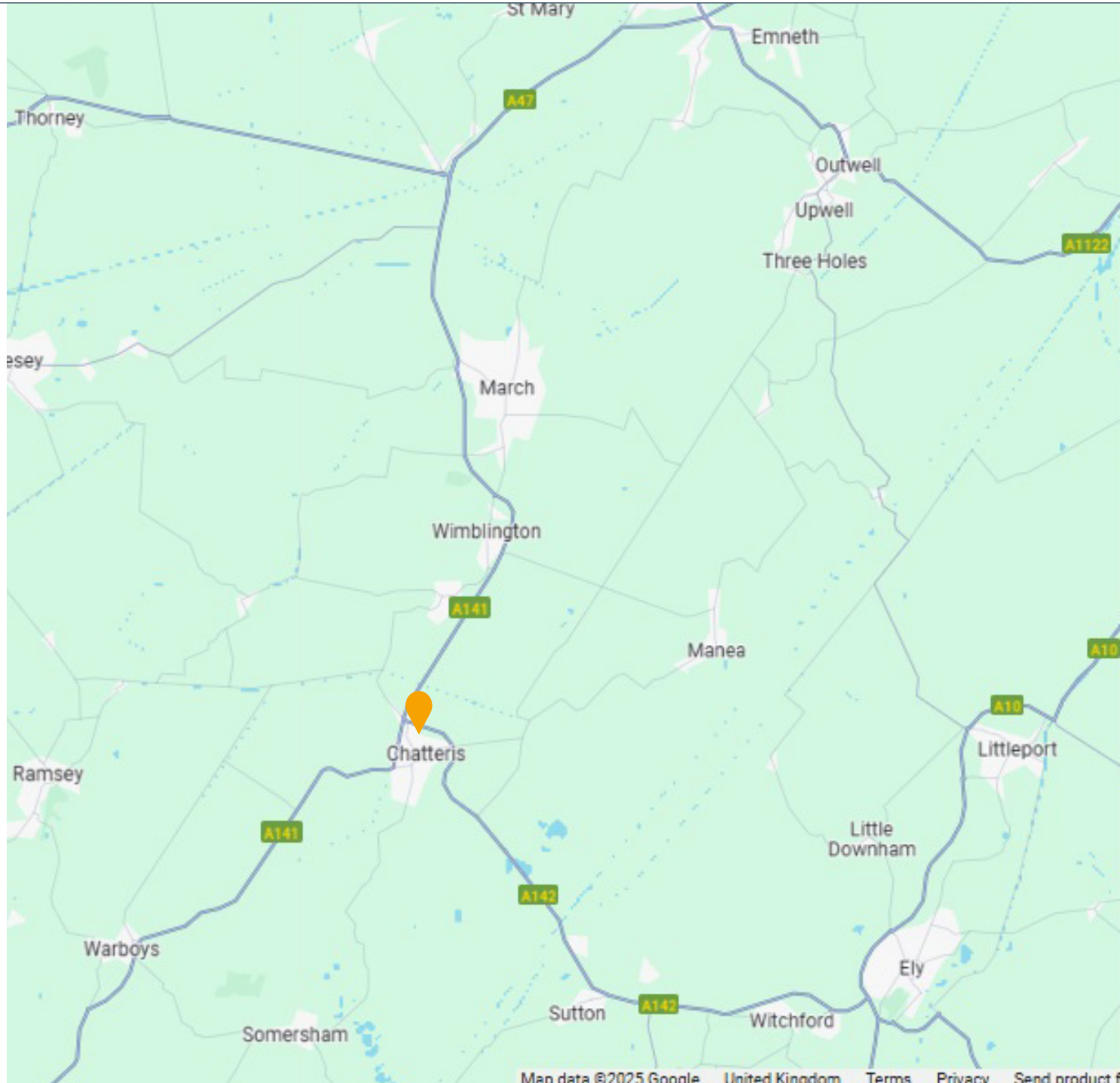
Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



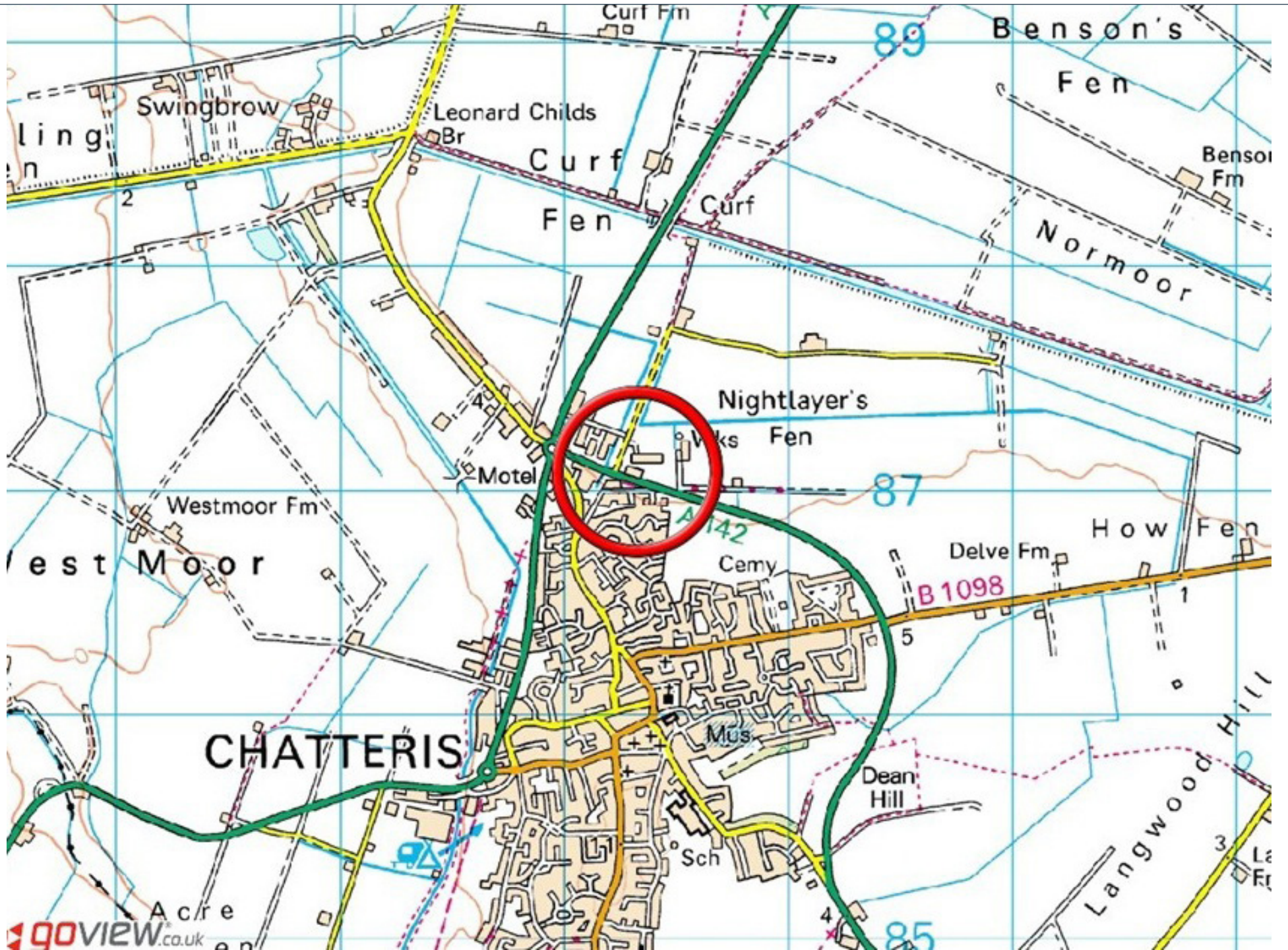
Location

The town of Chatteris is situated within the southern part of the Fenland District Council area and at the inter-section of roads linking Ely, March and Huntingdon.

To find South Fens Business Centre, proceed along the A142 from Chatteris towards Ely and the property is situated a few hundred yards on the left-hand side.



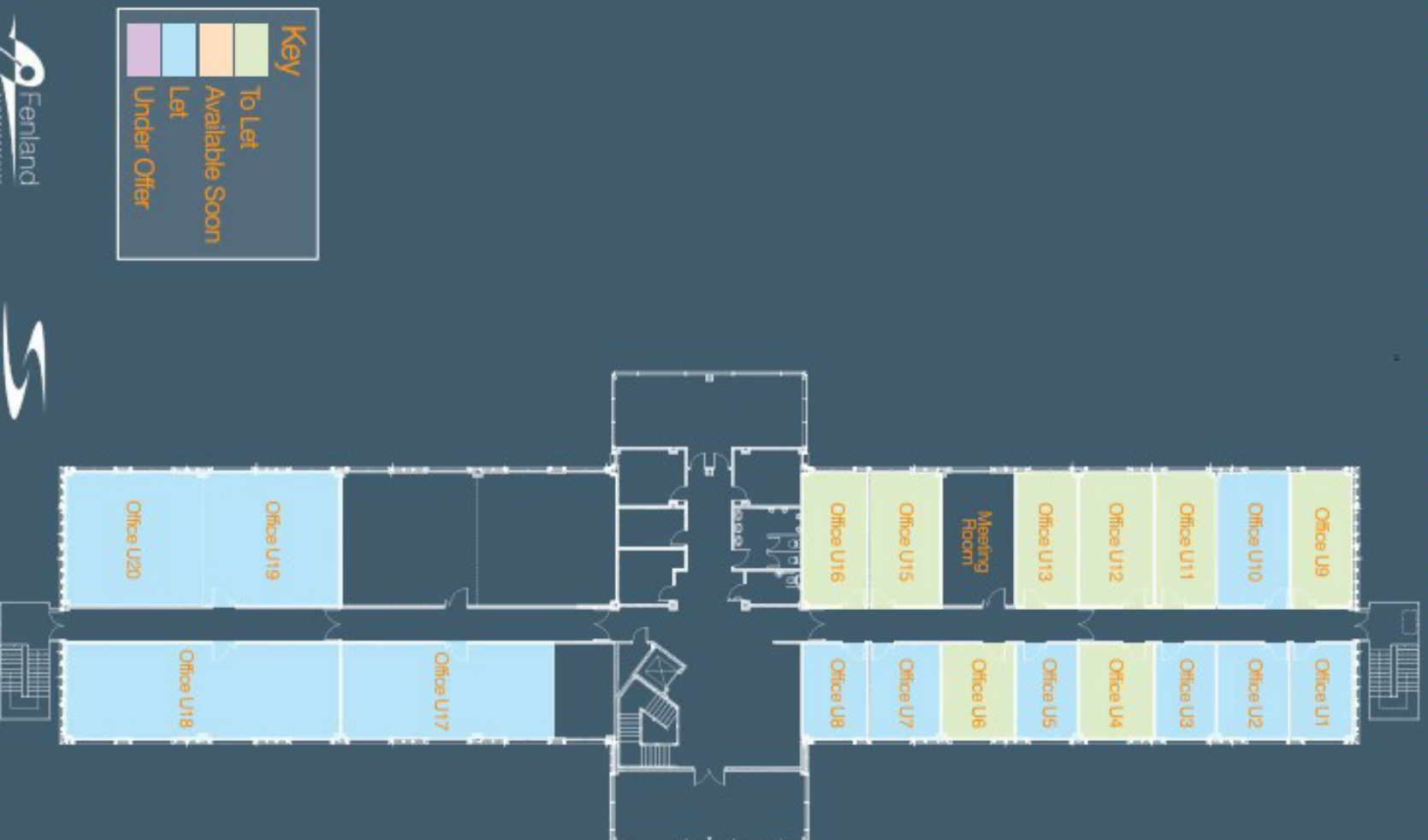




Ground Floor Availability - May 2026



First Floor Availability - May 2026



Office No.	Net Area (m ²)	Net Area (ft ²)	Rent (£/ft ²)	Rent (£/p.a.)	Rent (£p/m.)
U4	20.50	221	£21.85	£4,821.42	£401.79
U6	20.00	215	£21.85	£4,703.87	£391.99
U9	24.00	258	£19.00	£4,908.46	£409.04
U11	24.00	258	£19.00	£4,908.46	£409.04
U12	29.00	312	£19.00	£5,931.04	£494.25
U13	24.50	264	£19.00	£5,010.68	£417.56
U15	28.00	301	£19.00	£5,726.41	£477.20
U16	25.50	274	£21.85	£5,997.39	£499.78
L6	20.00	215	£19.50	£4,197.96	£349.83
L10	28.50	307	£19.00	£5,828.63	£485.72
L11	24.00	258	£19.00	£4,908.46	£409.04
L15	28.00	301	£19.00	£5,726.41	£477.20
L16	25.50	274	£19.00	£5,215.12	£434.59
L17b	21.00	232	£21.85	£5,069.20	£422.43
L21	37.90	408	£18.50	£7,547.26	£628.94