

01480 451578

eddisons.com

Offices - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**SOUTH FENS BUSINESS CENTRE, FENTON WAY, CHATTERIS, CAMBS  
PE16 6TT**

**Rent: £3,998 - £12,629 per annum**

**Size: 183 - 578 sq ft  
(17.00 - 53.70 sq m)**

- Car parking available
- Manned reception
- Meeting rooms and conference facilities
- Flexible lease terms - 'easy in, easy out'

## 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.



## DESCRIPTION

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.

## 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 to bear their own legal costs.

## EPC

The property has an overall EPC of C (52). A copy of the EPC is available on our website.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
incorporating **Barker Storey Matthews**  
150 High Street  
Huntingdon  
Cambridgeshire  
PE29 3YH  
Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
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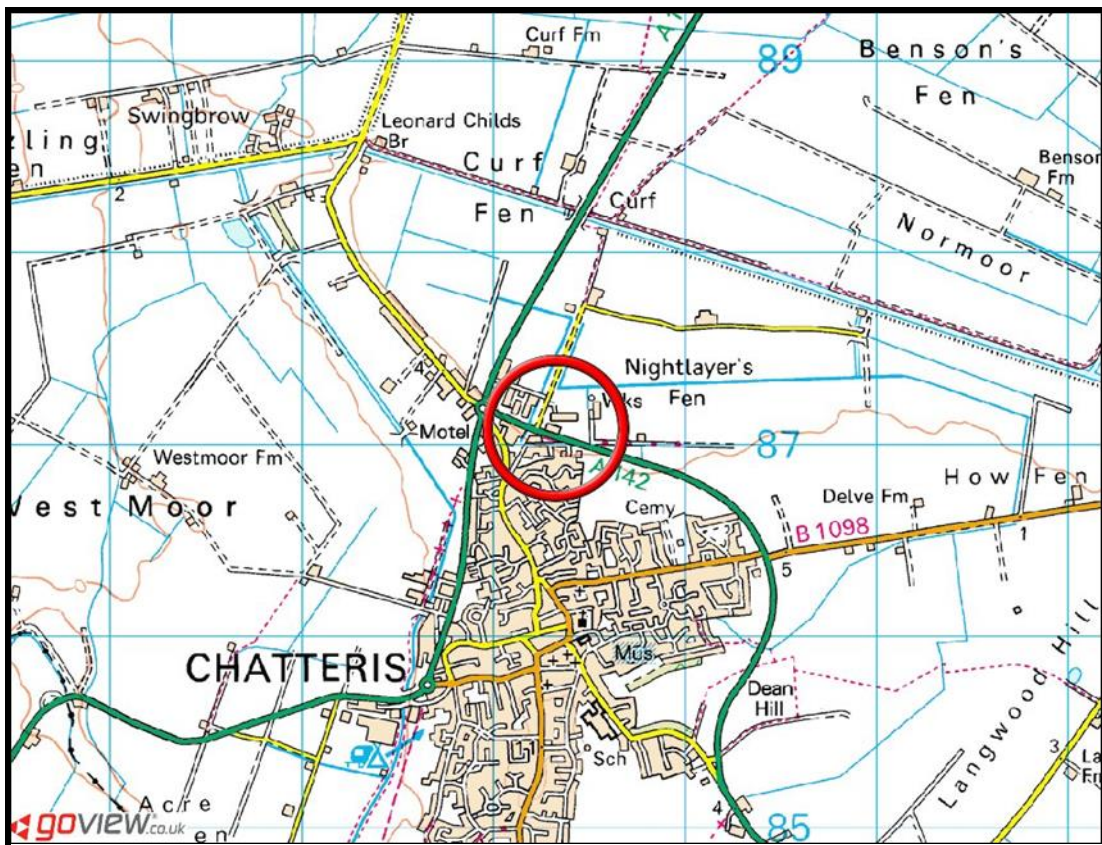
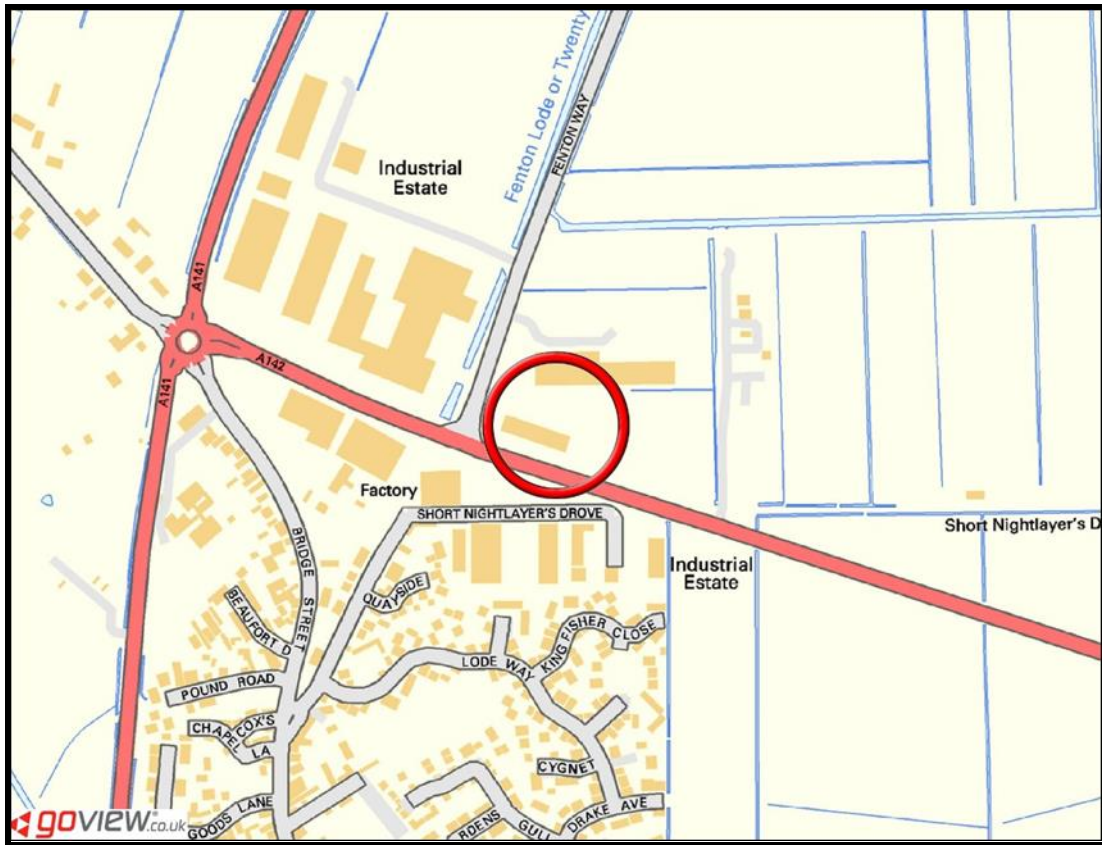
For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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# SOUTH FENS BUSINESS CENTRE AVAILABILITY

## South Fens Business Centre

Fenton Way, Chatteris, Cambridgeshire, PE16 6TT

### Ground Floor Availability - June 2022



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Fenton Way, Chatteris, Cambridgeshire, PE16 6TT

## First Floor Availability - June 2022



**Key**

- To Let
- Available Soon
- Let
- Store



[www.fenland.gov.uk/businesspremises](http://www.fenland.gov.uk/businesspremises)

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# South Fens Business Centre

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## Room Size and Rent Costs - June 2022

Office No.	Net Area (m <sup>2</sup> )	Net Area (ft <sup>2</sup> )	Rent (£/ft <sup>2</sup> )	Rent (£/p.a.)	Rent (£ p/m.)
L1	17.00	183	21.85	3,998.33	333.19
L2	20.00	215	21.85	4,703.87	391.99
L5	17.50	188	21.85	4,115.88	342.99
L10	28.50	307	21.85	6,702.92	558.58
L11	24.00	258	21.85	5,644.73	470.39
L19	20.30	219	21.85	4,774.44	397.87
L20	37.90	408	21.85	8,913.93	742.83
L21	37.90	408	21.85	8,913.93	742.83
L23	53.70	578	21.85	12,629.96	1,052.20
L25	53.10	572	21.85	12,488.80	1,040.73
U6	20.00	215	21.85	4,703.87	391.99
U8	18.00	194	21.85	4,233.44	352.79
U13	24.50	264	21.85	5,762.28	480.19
U19	49.40	531	21.85	11,602.35	966.86
U20	51.50	554	21.85	12,104.90	1,008.74

### Key

- To Let
- Available Soon

Note: Rent is subject to VAT at the prevailing rate



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