

OFFICE / INVESTMENT

FOR SALE



Sydney House, 62 Lancaster Way, Ely  
CB6 3NW



# Sydney House, 62 Lancaster Way

Ely, Cambs, CB6 3NW



Agreement

For Sale



Detail

Office - 25% let with income  
of £11,250 pa



Price

Offers in excess of £480,000



Size

290 sq m (3,120 sq ft)



Location

Ely, Cambs, CB6 3NW



Property ID

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



**Ben Green**  
BSc (Hons) MRICS  
Director

[ben.green@eddisons.com](mailto:ben.green@eddisons.com)  
07825 309599  
01223 467155



**Joe Berry**  
BSc (Hons)  
Surveyor

[joseph.berry@eddisons.com](mailto:joseph.berry@eddisons.com)  
07977 231356  
01223 467155

## Property

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The property comprises a modern detached office building arranged over two floors. The accommodation is fitted to a high specification, including disabled lift access, comfort cooling, LED lighting, perimeter network cabling and kitchen and WC facilities on both floors. Outside there is a large private car park.

## Accommodation

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

Area	ft <sup>2</sup>	m <sup>2</sup>
Ground floor	1,560	145
First floor	1,560	145
Total (NIA)	3,120	290

## Energy Performance Certificate

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Rating: A (19)

## Services

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We understand that mains water, electricity and drainage supplies 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.

## Town & Country Planning

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We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) 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

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**Charging Authority:** East Cambridgeshire  
**Description:** Offices and Premises  
**Rateable Value:** £77,500

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

The property is currently assessed as a whole.

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

## Tenure

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The property is available For Sale for the freehold interest, subject to the existing tenancy.

## Tenancy

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Part of the property comprising half of the ground floor (suite 1) is let to Physio Pulse Ltd on an annual rent of £11,250, expiring March 2029. There is a tenant and landlord break option in September 2027.

## Price

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Offers in excess of £480,000

## VAT

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We understand that VAT will be charged on the price.

## Legal Costs

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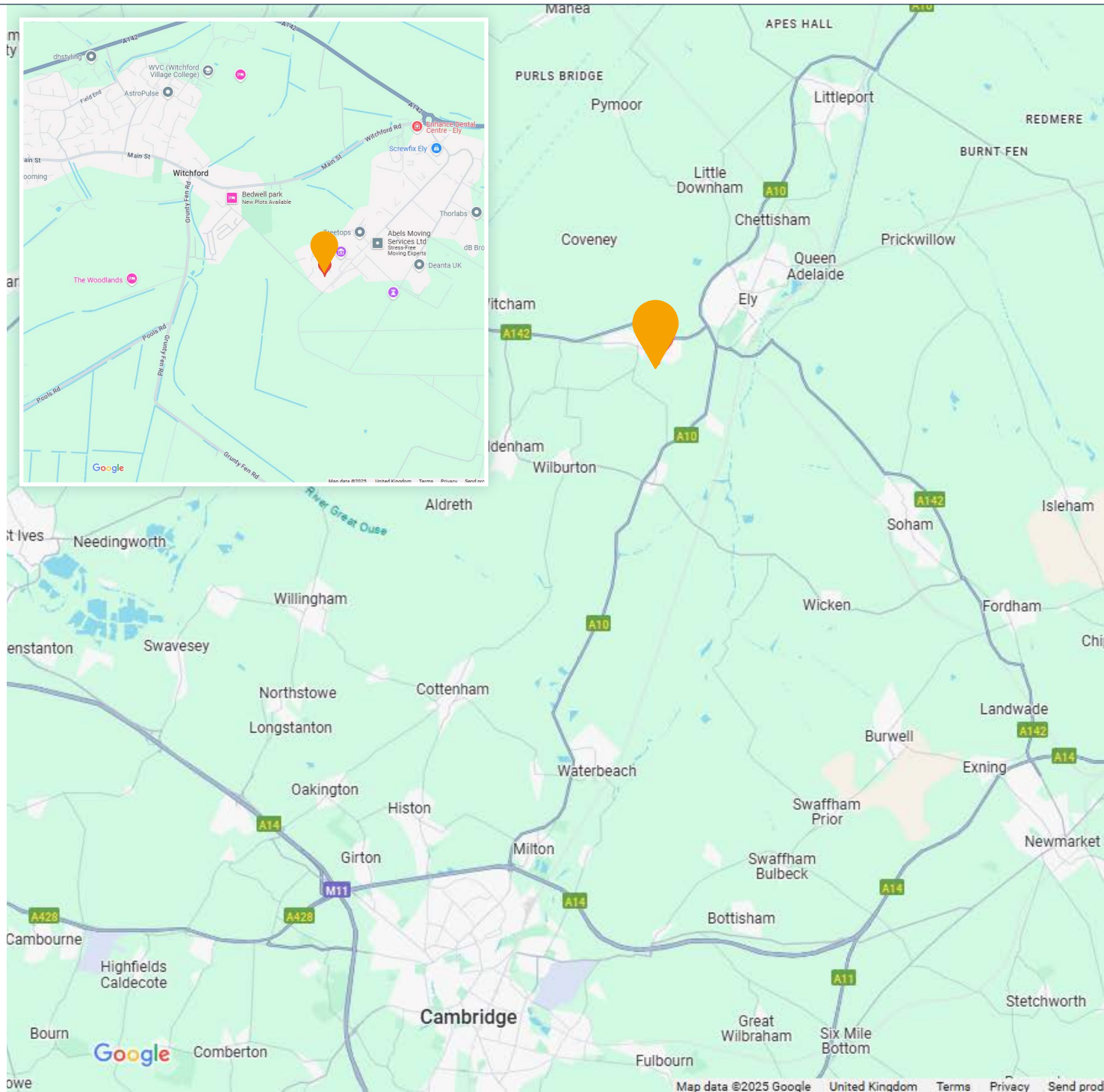
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

Ely is a popular and fast expanding city with a current population of over 20,000 and lies 15 miles north of Cambridge / Kings Lynn Road and within 13 miles of the major A14 dual carriageway. There is a main line railway station with services to Cambridge, Peterborough and London.

The cathedral city of Ely is situated approximately 12 miles north of Cambridge with access via the A10 which links to Cambridge and the A14 to the south. The city has a population of approximately 20,000 (2021 Census) which has grown significantly in recent years. The city is also at the principal centre for a much wider catchment of the surrounding Fenland villages and towns.

The subject property is located on Lancaster Way Business Park which is approximately 1.5 miles south west from Ely City Centre. The Park is well maintained and benefits from 24 hour on-site security, 365 days a year.















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