



TO LET – LIGHT INDUSTRIAL UNIT

Unit 2
Elean Business Park
Stirling Way
Sutton
Ely
CB6 2QE

618.62 sq m (6,659 sq ft)

- Available to let on a new direct lease
- Modern light industrial warehouse with office content over ground and first floor
- Benefits from a three phase power supply

Location

Sutton is situated west of Ely on the A142 road. The village benefits from local amenities including a One Stop convenience store, Co Op supermarket, a pharmacy, hair salon, takeaway and GP surgery.

The Elean Business Park is situated north of the A142 Sutton roundabout and includes neighbouring occupiers such as Cheffins Machinery Saleground, Jardin Corrugated Cases, Faerch UK and MCV Bus and Coach.

Description

The property comprises a modern light industrial warehouse of steel portal frame construction. There is a three phase power supply, minimum eaves height in excess of 6.5m, clear span full working height space, uninterrupted by office accommodation with kitchen facilities and male/female toilets.

Accommodation

The property comprises an approximate gross internal area of:

Ground Floor		
Warehouse	369.72 sq. m	3,980 sq. ft
Office	124.48 sq. m	1,340 sq. ft
First Floor		
Office	124.48 sq. m	1,340 sq. ft
Total	618.67 sq. m	6,659 sq. ft

Planning

The premises has historically been used for light industrial purposes in compliance with Use Class E (g) (iii) with the Town and Country Planning (Use Classes) Order 1987, amended 2020. Offers subject to planning for alternative uses may be considered subject to landlord approval.

Interested parties are advised to contact East Cambridgeshire District Council planning department for further information as to the permitted use.

Uniform Business Rates

The property is entered into the 2026 VOA Ratings List, with a rateable value of £40,250 and therefore rates payable for 2026/27 will be £17,388.

However, interested parties are advised to make their own enquiries to East Cambridgeshire District Council.

Service Charge

There is a service charge payable towards upkeep and maintenance of the common parts of the estate.

EPC

The property has an EPC Rating of D (81).

Terms

Available on a new direct lease at a quoting rent of £40,000 per annum, exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

Tel: 01223 271974

Email: luke.davenport@cheffins.co.uk

Will Rand

Tel: 01223 271932

Email: will.rand@cheffins.co.uk

CHEFFINS

