

To Let

13,426 SQ FT

(1,247.32 SQ M)

Illustrative Refurbishment



**Potter  
SPACE**

Home for business

# Potter Space Ely

Queen Adelaide Way, Ely, Cambs CB7 4UB

Self-contained versatile commercial premises  
capable of accommodating a range of uses

Why

# Ely business park?

Fantastic office and alternative use location with excellent access roads. Queen Adelaide is a village situated immediately northeast of Ely, around 15 miles north of Cambridge and 13 miles from the A14 trunk road. The location is accessible from A142, A10, A14, A1 and M1, providing easy access to Cambridge and Peterborough. Ely train station is 2 miles away and provides regular direct train links to Cambridge (20 mins) and London (1.10 hrs). The property sits close to the Greater Cambridge Tech Corridor.



Close to M11,  
A14 and A1



2 miles from  
Ely train station



Close proximity to the  
Greater Cambridge  
Tech Corridor

# Your space your way

Fantastic opportunity to refurbish and reconfigure a self-contained building to your bespoke needs.

- Versatile 6,885 sq ft floor plate to meet various requirements/uses
- WC and kitchen servicing each floor
- Two entrances with reception areas to ground floor
- 200A 3 phase power supply
- Air-conditioned office space
- Generous car parking ratio with 60 spaces onsite
- Dedicated in-house management team
- Secure fenced site and 24hour CCTV monitoring



Ground floor office example

Ground Floor



CGI 3D floor plans are for illustrative purposes only.

## ACCOMMODATION

	SQ FT	SQ M
Ground floor	6,885	639.64
First floor	8,541	793.48
Total	13,426	1,247.32

First Floor



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The property currently has planning consent for business use falling within use classes B1 a (offices), but the premises appeals to various uses under Class E Use and alternative use, including the below:

- Self-contained refurbished office
- Laboratory with ancillary office space
- R&D facility
- Light assembly/industrial space with ancillary office
- Data centre with ancillary office
- Self-storage
- Gym
- Non-residential crèche, day centre or nursery

Potter Space is in the process of submitting an application for B8 Use. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616 136.

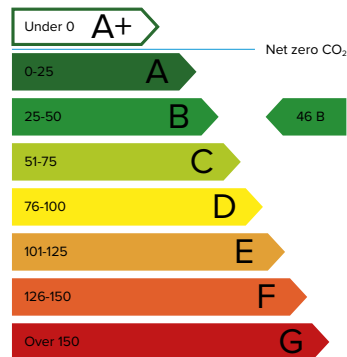


# Important information

## Business Rates

The property currently has a number of assessments with a combined rateable value of £143,525 under the 2023 Rating List. If the building was to be occupied as a whole or for alternative use, a new rating assessment would be required. Based on the current business rates multiplier a liability of approximately £73,485 would be payable. Interested parties are advised to make their own enquiries with the local rating authority East Cambridgeshire District Council.

**This property's current energy rating is B.**



## Terms

The property in its current condition is offered at £7.50 per sq ft, with refurbishment options available subject to feasibility and reflective rental level.



## Legal Costs

Each party to bear their own legal fees in association with this transaction.

# Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size. The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business.

**Please call us to find out more.**

0113 465 0555

[info@potterspace.co.uk](mailto:info@potterspace.co.uk)



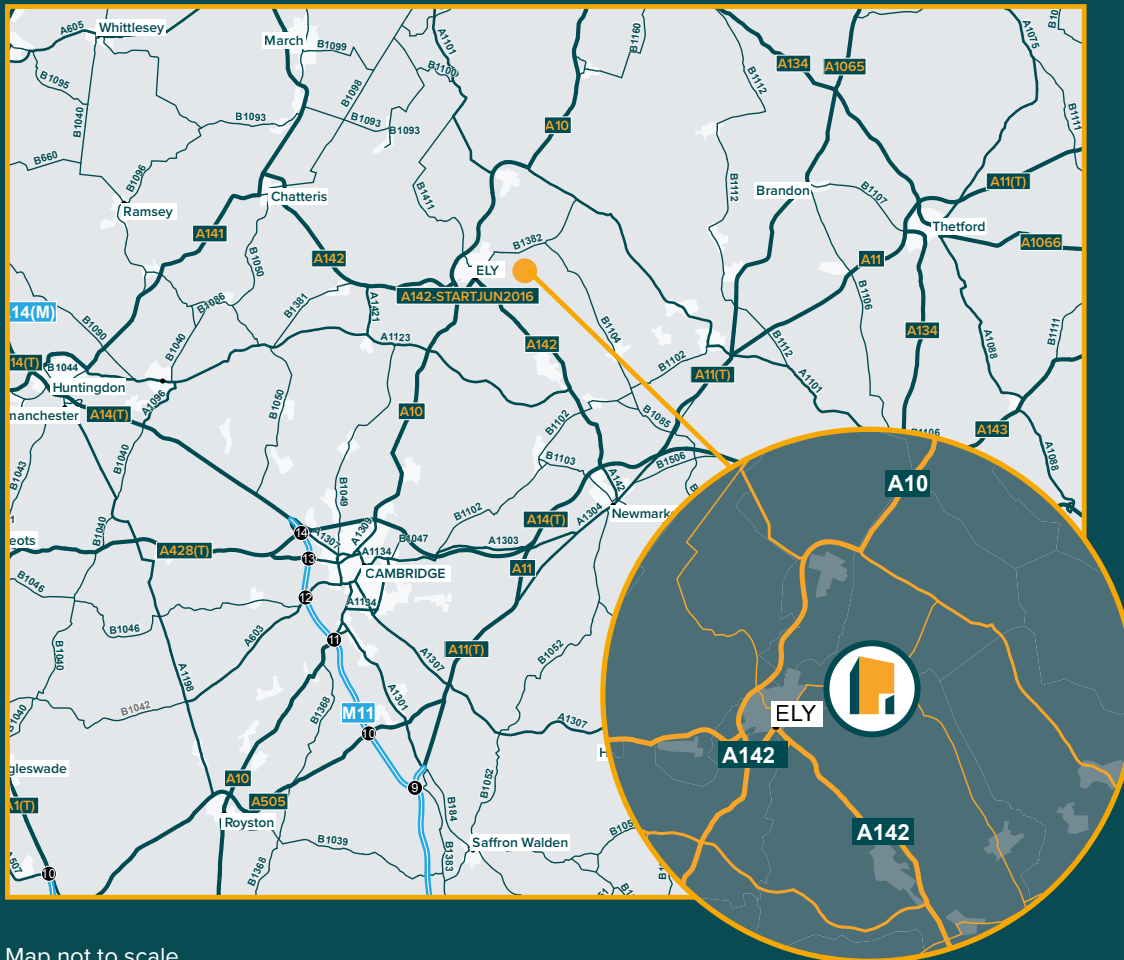
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# Potter Space Ely

## A key location for business

Drive times*	Miles	Time
Cambridge	18.8	38 minutes
Huntingdon	24.4	40 minutes
Thetford	25.8	44 minutes
Peterborough	32.3	54 minutes
London	80.2	1 hour 48 minutes

\* AA Route Finder



Map not to scale.

Viewings can be arranged through our sole agent Cheffins or directly with Potter Space.

### ALL ENQUIRIES



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The code for leasing business premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of vat (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.