



TO LET: LIGHT INDUSTRIAL UNIT

Unit 20 Earith Business Park
Meadow Drove
Earith
Cambridgeshire
PE28 3QF

185.24 sq m (1,994 sq ft)

- Available to let on a new direct lease
- Benefits from full height working space and existing office, kitchen and WC facilities
- Situated on a popular light industrial estate
- Not suitable for motor uses

Location

The property is located in the village of Earith, which lies around 10 miles east of Huntingdon, 10 miles south west of Ely and around 15 miles north west of Cambridge. Earith has a range of local amenities including primary school, post office, local shop and pub.

The property itself is situated on Meadow Drove, to the north of main village, accessed from B1050 Colne Road.

Description

The property comprises a mid terrace light industrial unit of steel portal frame construction with brick and block lower elevations and profile metal clad upper elevations. The minimum eaves height is 3.5m and the pitch is approximately 6m at the apex. The property benefits from office content which includes male/female WCs, kitchen and open plan office area.

Accommodation

The property comprises an approximate gross internal area of 1,994 sq ft (185.24 sq m).

Warehouse	155.95 sq. m	1678.63 sq. ft
Office/Kitchen/WC	29.29 sq. m	315.2 sq. ft
Total	185.24 sq. m	1,994 sq. ft

Planning

We understand that the property has consent for Use Class B1(c)/B2/B8 and E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (amended 2020). Interested parties are advised to make their own investigations to the Greater Cambridge Shared Planning Services.

Uniform Business Rates

The property is entered into the 2026 VOA Ratings List with a rateable value of £11,750. Therefore, a qualifying occupier will benefit from 100% small business rates relief.

Service Charge

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

EPC

The property has an EPC Rating of C-74.

Terms

The property is available by way of a new direct lease at a quoting rent of £15,000 per annum. The rent is exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

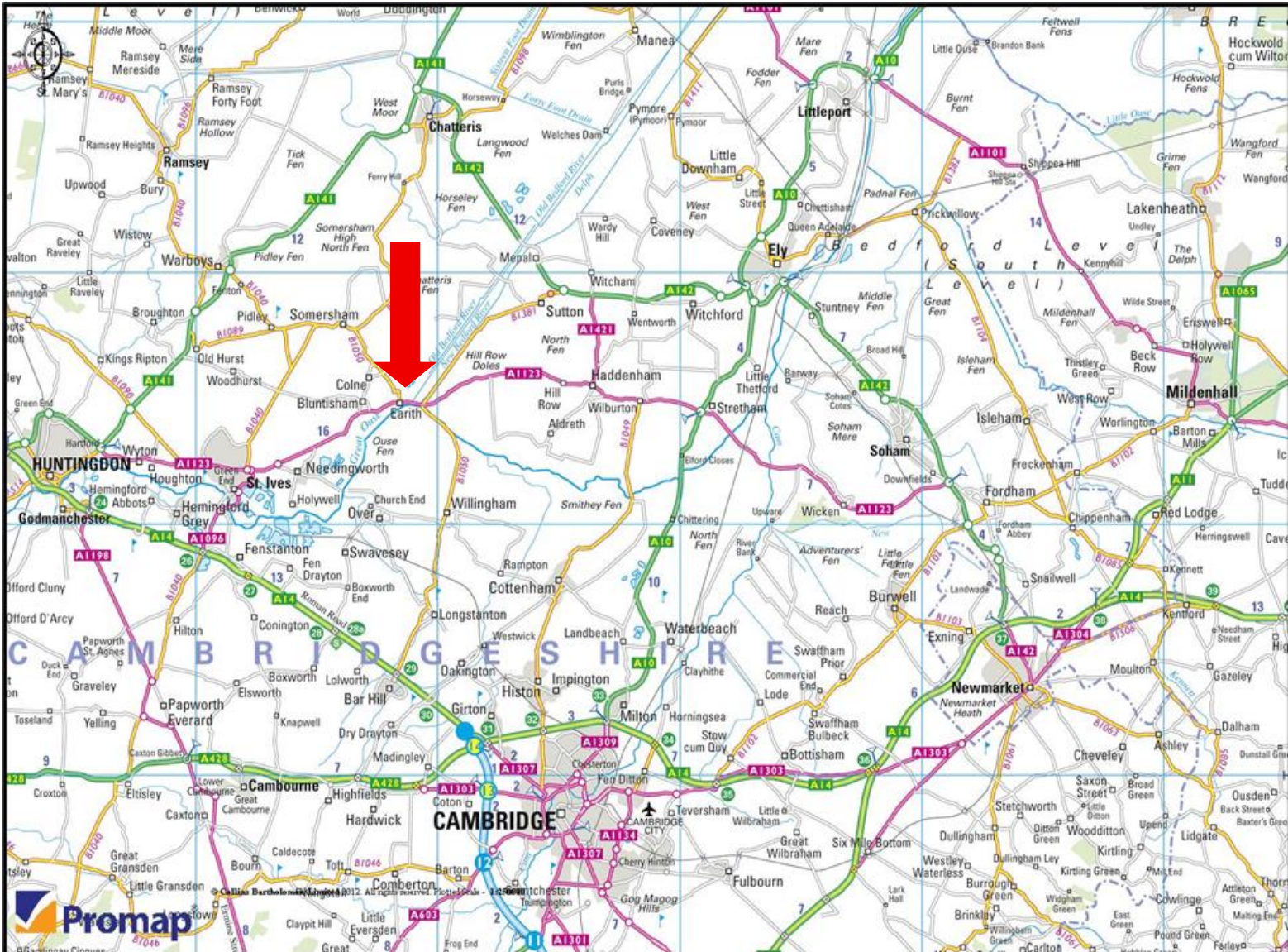
Strictly through the sole agent, Cheffins.

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CHEFFINS



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