



TO LET – LIGHT INDUSTRIAL UNIT

Unit 3 Elean Business Park
Sterling Way
Sutton
Ely
CB6 2QE

503.33 Sq m (5,418 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 5,418 sq ft (503.33 sq m).

Planning

The property is currently used for light industrial and storage purposes in compliance with Use Class B1(c)/B2/B8 of the Town and Country Planning (Use Classes) Order 1987. 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 2023 VOA Ratings List with a rateable value of £25,750. Therefore, the rates payable will be approximately £12,850 for 2024/25.

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 E - 106.

Terms

Available on a new direct lease at a quoting rent of £37,500 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 271 974

Email: luke.davenport@cheffins.co.uk

CHEFFINS

