

01223 467155

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BARKER STOREY
MATTHEWS

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INDUSTRIAL - TO LET



**UNIT 2 NORTHFIELD BUSINESS PARK, NORTHFIELD ROAD,
SOHAM, ELY, CAMBRIDGESHIRE, CB7 5UF**

479.77 sq m (5,165 sq ft)

Rent: £30,000 per annum

ONLY 6 MILES FROM ELY

- Immediately available
- Good access to Soham bypass
- Eaves height approx. 5m
- Good forecourt and parking

Location

Soham is situated in central East Anglia on the A142 approximately seven miles north of the A14 dual carriageway trunk road at Newmarket, six miles south of Ely and 18 miles north east of Cambridge. The A142 provides a busy link between the fenland area and the region's road network. Northfield Business Park is located to the north side of Soham and is an established industrial/trade park location.



Description

An end-terrace industrial/warehouse unit of steel portal frame construction with metal clad elevations. The unit benefits from mezzanine storage, offices, 3 phase power supply, concrete floor, approximately 5.16m eaves and two electric loading doors.

Services

Mains drainage, gas, electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected, so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Lease Terms

The premises are available on a new full repairing and insuring lease for a term by negotiation.



Accommodation

All measurements are approximate Gross Internal Area basis.

Accommodation	Sq M	Sq Ft
Ground floor	407.52	4,387
Mezzanine	72.25	778
Total	479.77	5,165

Rates

The property will need to be re-assessed for Business Rates.

Rent

£30,000 per annum exclusive of VAT, service charge, insurance and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

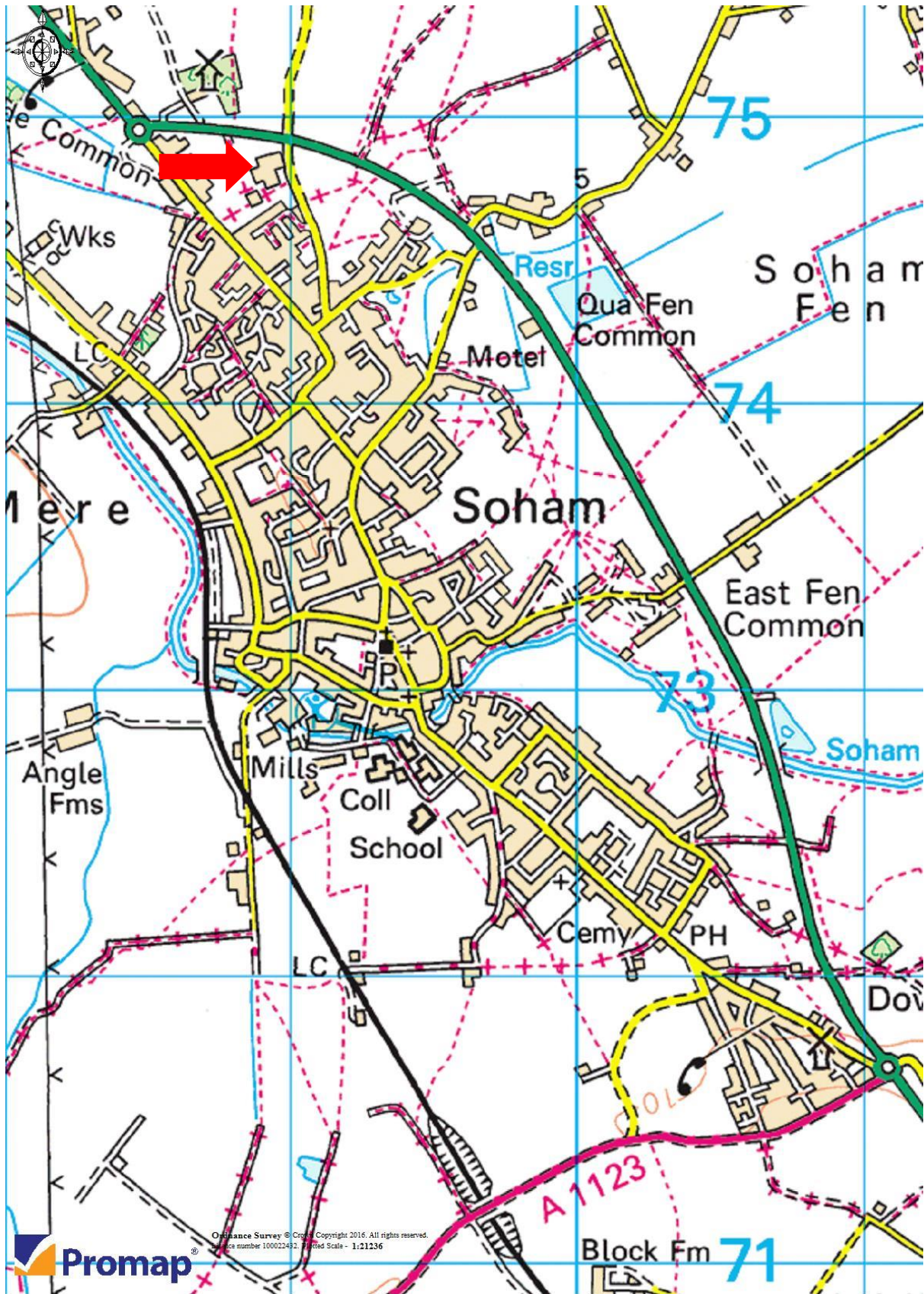
Viewing

Strictly by appointment with the sole agents:- Barker Storey Matthews Pound Hill House, Pound Hill, Cambridge, CB3 0AE (now part of Eddisons).

Contact: Laurence Gercke
laurence.gercke@eddisons.com
(01223) 467155

Ref: LG/821.114377

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



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