

INDUSTRIAL

TO LET



Unit 9 Northfield Business Park, Northfield Road, Soham,
CB7 5UE



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Northfield Road, Soham, CB7 5UE



Agreement

To Let



Detail

Industrial



Rent

£20,500 pa



Size

243 sq m (2,612 sq ft)



Location

Soham, CB7 5UE



Property ID

For Viewing & All Other Enquiries Please Contact:



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MSc MRICS

Director

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Surveyor

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Property

The unit comprises a modern business unit of steel portal frame construction with blockwork and metal clad elevations. The unit has a manual loading door, a kitchenette, WC facilities, a mezzanine storage area and a small office / meeting room. The eaves height is approximately 5 meters.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	213	2,289
Mezzanine	30	323
Total GIA	243	2,612

Energy Performance Certificate

Rating: To be assessed.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: East Cambridgeshire
Description: Warehouse and Premises
Rateable value: To be reassessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£20,500 per annum exclusive

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

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.





