

INDUSTRIAL UNIT

FOR SALE/TO LET



**Unit 26, Regal Drive, Soham, Nr Ely, Cambridgeshire
CB7 5BE**

811.1226503



**BTG
Eddisons**

UNIT 26, REGAL DRIVE

SOHAM, NR ELY, CAMBRIDGESHIRE, CB7 5BE



Agreement

To Let/For Sale



Detail

Industrial



Rent/Price

£85,000 pa
£995,000



Size

1,321.98 sq m (14,230 sq ft)



Location

Soham, Nr Ely, CB7 5BE



Property ID

811.1226503

For Viewing & All Other Enquiries Please Contact:



MATTHEW HUNT
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Associate Director

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01480 451578

Property

The property provides a detached industrial workshop/warehouse facility with secure gated loading yard. Externally the property has a number of parking spaces to the front of the property and the rear. There are loading doors to the side of the building accessed via the yard, with a further door to the rear with ramp access.

Internally the property provides a largely open plan workshop with loading bay to the rear. There are offices and welfare facilities to the front of the building at both ground and first floor levels.

Accommodation

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

Area	m ²	ft ²
Total GIA	1,321,98	14,230

Energy Performance Certificate

Rating: E (123)

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 Council
Description: Factory and Premises
Rateable Value: £49,750

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/For Sale, on terms to be agreed.

Rent

£85,000 per annum.

Price

£995,000.

VAT

VAT may 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.

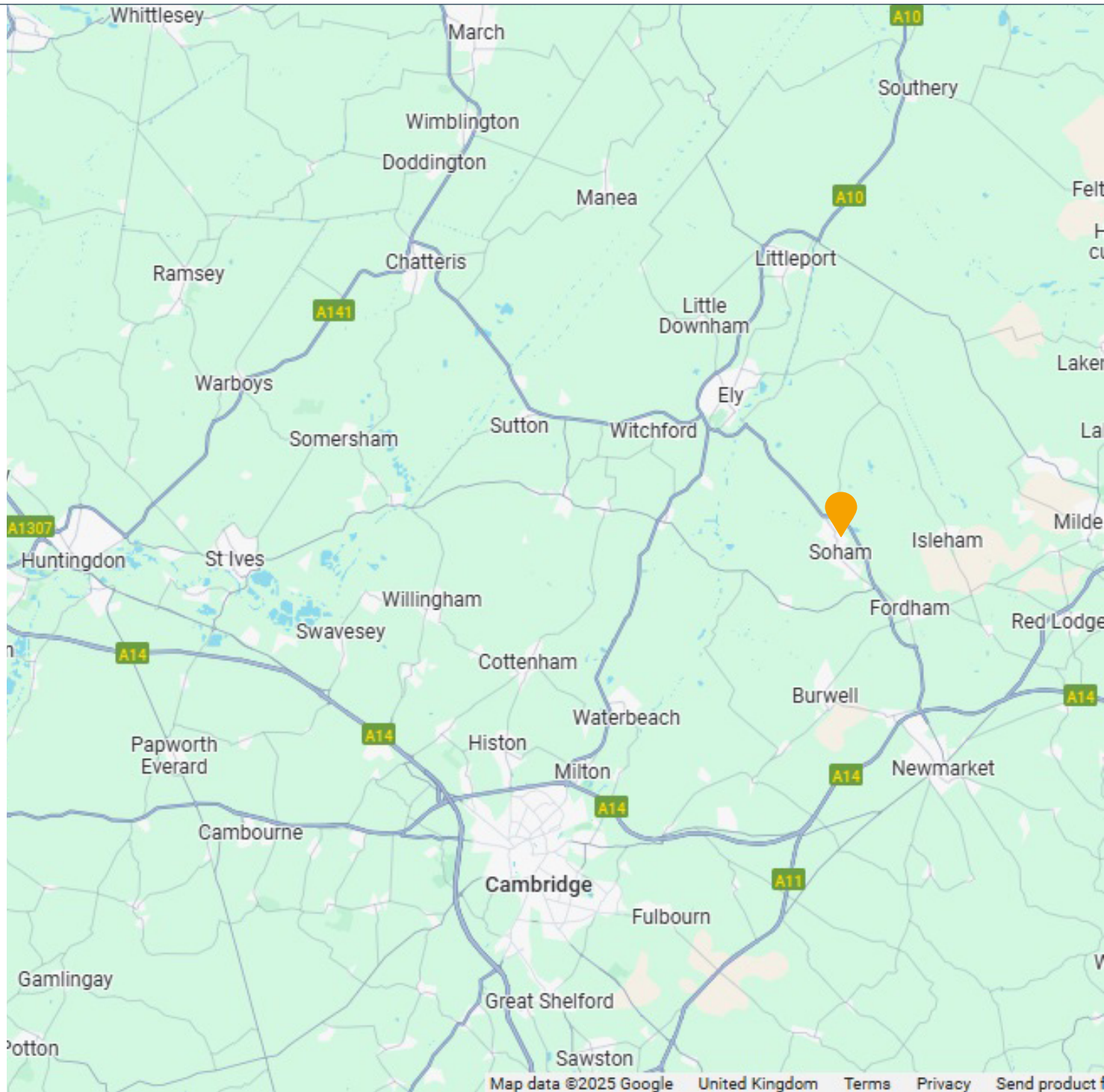
Anti-Money Laundering

Prospective purchasers 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, five miles south of Ely and 18 miles north of Cambridge. The A142 provides a busy link between the fenland area and the region's road network.

The subject property is located on the main Regal Lane industrial estate. To find the property, turn from Fordham Road into Regal Lane. Proceed approximately 200 meters and turn left into Regal Drive. Proceed approximately 150 meters and the property will be on the left-hand side





26 Regal Drive, Soham, Ely, CB7 5BE



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Plotted Scale - 1:7,500

26 Regal Drive, Soham, Ely, CB7 5BE



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Plotted Scale - 1:1,250