



FOR SALE - FREEHOLD

Buildings E3 and E4, Ronald House, Fenton Way, Chatteris, Cambridgeshire, PE16 6UP

BROWN & CO

CHATTERIS

Chatteris is a market town situated in the English Fens between Ely (approx. 10 miles), March (approx. 6 miles), Huntingdon (approx. 13 miles) and Peterborough (approx. 15 miles). Nationally, it has good communications using the A141 (Isle of Ely Way) to reach the A14 and the A1. Most of the surrounding area is used for agriculture but Fenton Way and the South Fens Business Centre to the north and The Bartlett Business Park to the west of the town provide industrial sites for the town.

The subject site is located on a small business park to the north of Chatteris town centre. The estate is largely surrounded to the north and west by agriculture. The South Fens Business Park is to the south east of Fenton Way.

THE PROPERTY

The property comprises of two linked single storey, fully insulated cold stores. The units were built around the 1980s.

The accommodation is largely set out as production or warehouse space with some functioning ancillary offices to the south end of the eastern block and some unused office space to the north of the eastern block.

There is an additional building which is identified as a Canteen Area.

PLANNING

The property is understood to benefit from planning permission for Classes B2 (Industrial) and B8 (Storage & Distribution) uses of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the relevant Local Authority to ensure that the planning is adequate for the proposed business operation.

ACCOMMODATION

Building E3

Rear Offices	1,111 sq ft
Front Offices	1,426 sq ft
Kitchen	234 sq ft
Boiler Room	322 sq ft
Toilets	267 sq ft
Corridor	45 sq ft
Production Space	17,569 sq ft
Total Floor Area	20,974 sq ft

Building E4

Store 21	7,424 sq ft
Store 20	4,260 sq ft
Store 19	7,747 sq ft
Store 18	7,714 sq ft
Store 17	4,745 sq ft
Store 16	4,842 sq ft
Office in 16	137 sq ft
Store at Southern End	102 sq ft
Tunnel	839 sq ft
Total Floor Area	37,810 sq ft

SERVICES

It is understood that electricity, gas and water are connected to the property. Drainage is to the main sewers.

Prospective purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

METHOD OF SALE

The property is available for sale freehold with vacant possession.

GUIDE PRICE

Offers are invited in excess of **£3,800,000** for the freehold.

VAT

It is understood that VAT is payable on the sale.

WHAT3WORDS

///ramps.choppers.voices

DRONE VIDEO

<https://wms.nichecom.co.uk/generate/downloads/67f536bb87f51>

HEALTH AND SAFETY

Neither the Seller or the agent is responsible for the safety of those viewing the property and accordingly those viewing the property, do so at their own risk.

VIEWING

Strictly by appointment through the selling agents:

Phil Cottingham
Tel: 01480 479089
Email: phil.cottingham@brown-co.com

Anne McGlinchey
Tel: 01480 479072
Email: anne.mcglinchey@brown-co.com

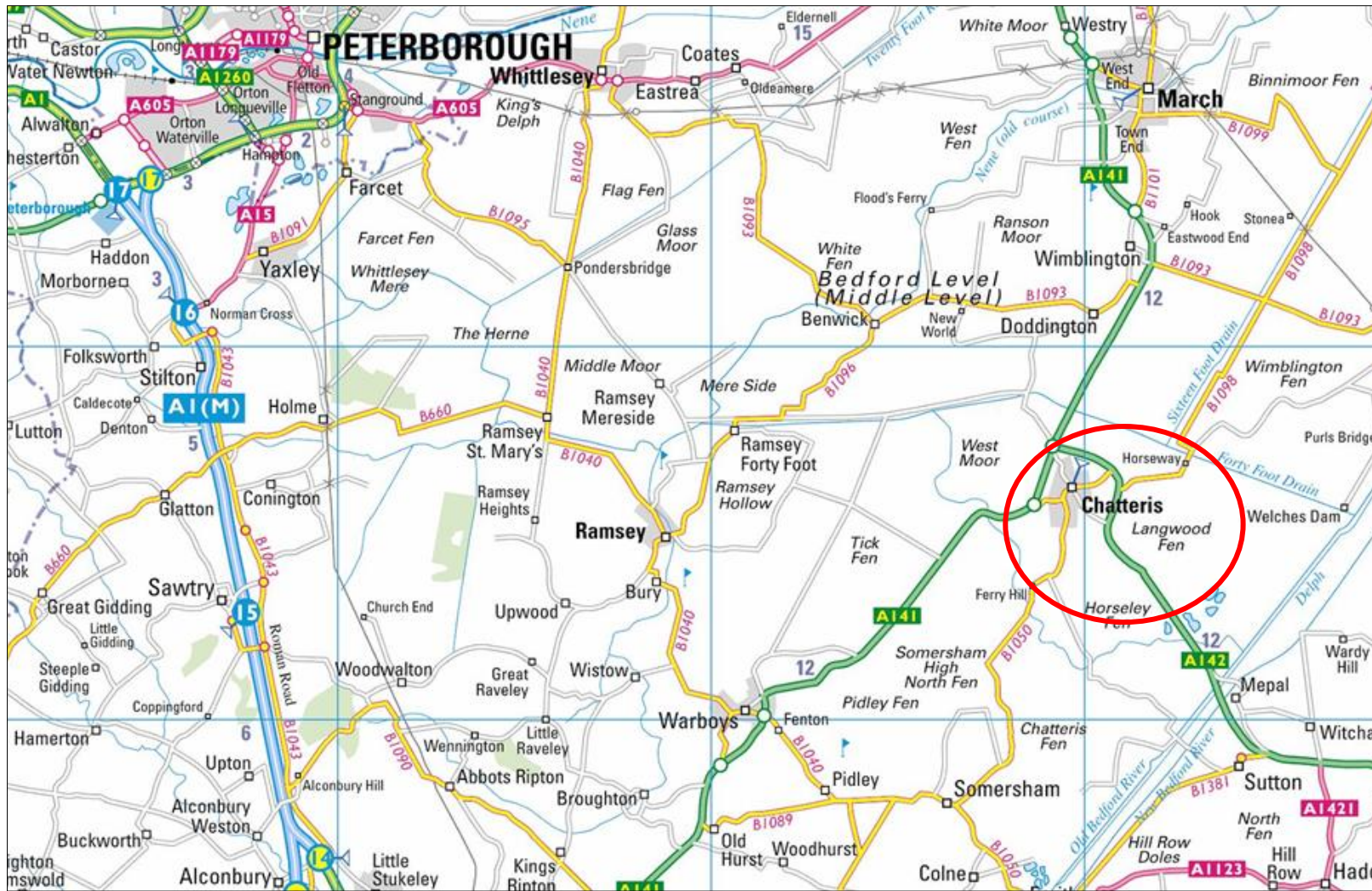


IMPORTANT NOTICES

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The Fairways, Wyboston Lakes, Wyboston, Beds, MK44 3AL
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