



To Let: 1st Floor Office

74.78 Sq m (805 Sq ft)

First floor
3F St Thomas Place
Ely
Cambridgeshire
CB7 4EX

- Available to let on a new direct lease
- Situated on a popular business park close to the station
- 3 parking spaces with additional street parking

Location

Ely is a growing cathedral city in Cambridgeshire with a current population of around **21,000**, reflecting steady residential expansion in recent years. It sits at the heart of the fast-developing East Cambridgeshire district, which now has a population of approximately **93,000**.

St Thomas Place is located to the south-east of the city near the railway station, remains Ely's principal office and commercial hub, home to a range of national and international businesses.

Ely railway station is a key regional transport hub, offering direct services to London, Cambridge, Norwich, Peterborough and connections to the Midlands and North, supporting both commuting and business connectivity.

Description

3F is an end of terrace unit, where the ground floor has been let to the tenant of the adjacent unit. This means that this unit effectively has its own front door, with stairs leading up to the first-floor accommodation. The office area totals 75 sq. m (805 sq. ft), providing open plan office space. There is a meeting room located at the front of the property and a storage room located at the rear. It has the benefit of suspended ceilings with ceiling mounted comfort cool/heating units and recessed CAT 2 lighting, tea point, carpeted floors, double glazing, 3 compartment perimeter trunking and power points. There are 3 car spaces designated, and additional street parking is available in the vicinity.

Accommodation

The office area totals 74.78 Sq. m (805 Sq. ft).



Planning

The property is an office falling under Class B1/E of The Town & Country Planning (Use Classes) Order 1987 (as amended).

Uniform Business Rates

The property is entered into the 2026 VOA Ratings List with a rateable value of £13,500. All interested parties are encouraged to make their own enquiries at <https://www.angliarevenues.gov.uk>.

EPC

The property has an EPC Rating of C- 53.

Terms

The accommodation is available to let on a new effectively full repairing lease with terms to be agreed at a rent of £13,250 per annum exclusive of VAT and all other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Rand

Tel: 01223 213666

Email: will.rand@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.