



BUSINESS UNIT – TO LET

Unit 10
Faraday Business Park
Littleport
Cambridgeshire
CB6 1PE

240.7 sq m (2,591 sq ft)

- Modern warehouse premises
- Established commercial location
- Finished to a high standard
- Available on a new direct lease

Location

Littleport is a large village in East Cambridgeshire, approximately 4 miles north of Ely and 23 miles south of Kings Lynn. The village has a number of services including a mainline railway station (Kings Lynn to London Kings Cross line). The Faraday Business Park is an established commercial development located on the A1101 Wisbech Road, just off the A10 (Littleport Bypass).

Description

The property comprises a modern, detached business unit of steel portal frame construction with brick and block main walls with insulated steel clad upper elevations and roof. Internally there is an amenity/office block including tea-making and toilet facilities. The property also benefits from three-phase power and an electric shutter door.

Accommodation

The property comprises an approximate gross internal area of 2,591 sq ft (240.7 sq m).

Planning

The property is a business unit falling under Class B1c (light industrial) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.

Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £14,000 per annum. Therefore, the rates payable for 2024/25 are approximately £6,986. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on 0845 7023 092.

Service Charge

There is a service charge payable towards upkeep and maintenance of the common parts of the estate.

EPC

The property has an EPC Rating of C - 69.

Terms

The property is available on a new full repairing and insuring lease. Please contact the agent for quoting rents and further details.

Legal Costs

Each party to bear their own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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CHEFFINS

