



UNIT 7 SAXON BUSINESS PARK LITTLEPORT, ELY, CB6 1XX

MODERN DETACHED FACTORY PREMISES & YARD

- Stand-alone 2012- built factory unit
- Secure and fully surfaced yard and parking
- Excellent access to A10
- Power-floated floor throughout & flexible mezzanine

John Weston

T: 01553 778068

E : John.Weston@brown-co.com

Guide Price £420,000 | 384.62 sqm (4,140 sqft)

King's Lynn
Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ
T 01553 778068 | E kingslynncommercial@brown-co.com

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LOCATION

Saxon Business Park is located in the expanding town of Littleport on the eastern side of the A10 by-pass some 6 miles North of Ely and 18 miles North of Cambridge and the A14/M11 whilst King's Lynn and Downham Market lie 22 and 12 mile to the North. A large new residential estate is currently under construction on the by-pass, immediately to the north
Saxon Business Park is an established commercial location which supports a wide range of retail, motor trade, storage, distribution and manufacturing trades and businesses.

DESCRIPTION

Unit 7 Saxon Business Park comprises a clear-span steel portal frame unit, constructed in 2012 by the current owners for their manufacturing business, with plasti-coated profiled sheet steel elevations and roof. Internally there are office and welfare facilities and an extensive, sturdy mezzanine which is readily adaptable to suit future uses.
The unit benefits from excellent natural light for assembly and production purposes and has a power-floated floor. The property has been used for food-related engineering and has been maintained in a clean, grease and oil free condition at all times.

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqm	Sqft
Factory Warehouse	264.4	2,846
Including Office and Welfare facilities		
Mezzanine Flooring	120.22	1,294
Overall	384.62	4,140

SERVICES

The property has a mains three phase electricity supply and mains water connection. Foul drainage is self-contained.

BUSINESS RATES

To be assessed.

LEASE & RENTAL TERMS

The whole property is offered for sale with full, immediate vacant possession.

EPC

EPC has been instructed, awaiting result.

VAT

It is understood that VAT is applicable.

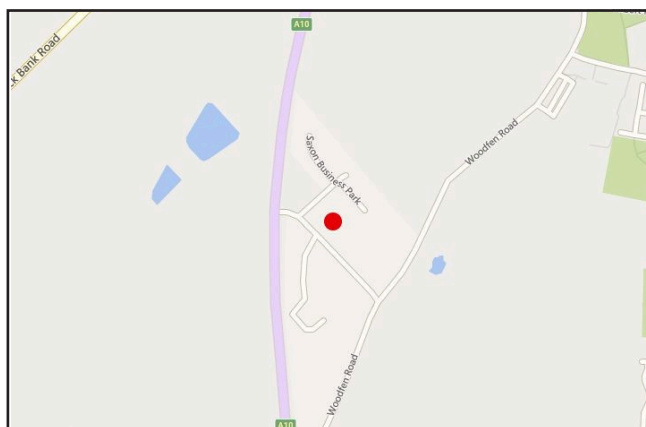
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Selling Agent.
For further information or to arrange a viewing please contact:

John Weston
01553 778068
john.weston@brown-co.com



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