



Units 11-20 Faraday Business Park, Littleport, Ely CB6 1PE
New Light Industrial Warehouse Premises

BROWN & CO



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New Light Industrial Warehouse Premises

- Second Phase of the established Faraday Business Park
- Use Class E(g), B2 and B8
- Ideal Premises for a New or Small Business
- Benefits from a Three Phase Power Supply

Rents From £10 psf



LOCATION

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

There is amenity available by way of the BP fuel station, situated just off the A10 roundabout. The fuel station includes M&S Simply Food and a BP Pulse charging station for electric vehicles.

Neighbouring occupiers include Omega Diagnostics, Technet Engineering, Ernest Doe and Thurlow Nunn.

DESCRIPTION

The property comprises two terraces of new build light industrial warehouse premises. Each unit benefits from steel portal frame construction, brick and block lower elevations with insulated steel cladding to the upper elevations. There is a three phase power supply to each unit, electric roller shutter door and reception entrance including wc and kitchenette.

ACCOMMODATION

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

Description	Sqm	Sqft
Unit 11 - Let	159.79	1,720
Unit 12	159.79	1,720
Unit 13	159.79	1,720
Unit 14	159.79	1,720
Unit 15 - Let	102.94	1,108
Unit 16	102.94	1,108
Unit 17	102.94	1,108
Unit 18	102.94	1,108
Unit 19*	102.94	1,108
Unit 20*	102.94	1,108
Overall GIA	1,256.78	13,528

* Units 19 and 20 are currently under offer.

SERVICES

We understand the units are connected to mains water, drainage and electricity.

We have not carried out tests on any of the services or appliances

and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

LEASE & RENTAL TERMS

Each Unit is available by way of a new direct lease.

Please note that any lease will be subject to satisfactory credit reference checks.

EPC

The development is targeting an EPC of C or above.

VAT

It is understood that VAT is applicable.

PLANNING

The scheme benefits from planning consent for Use Class E (g) (Office, R&D and Light Industrial), Use Class B2 (General Industrial) and Use Classes B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (Amended 2020).

Please note, it is the responsibility of the tenant to ensure that its use complies with the planning consent permitted for the building and lease.

SERVICE CHARGE

There will be a service charge payable towards maintenance and upkeep of the common parts of the estate, more information available upon request.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

Alex Brown

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E: Alex.Brown@brown-co.com

Ruby Goodchild

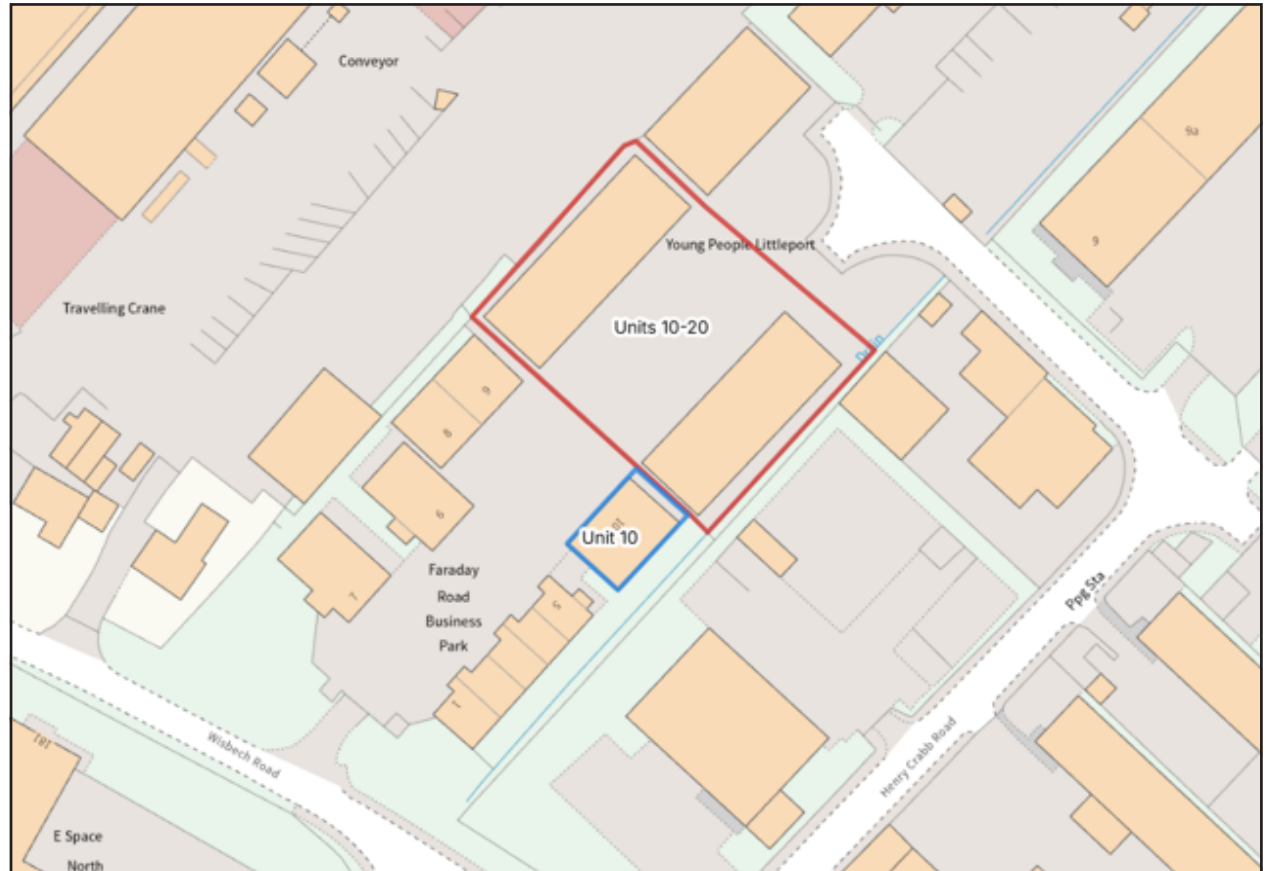
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