



MODERN OFFICE PREMISES TO LET

First Floor Suite
Gemini House
Bartholemews Walk
Ely
CB7 4EA

- First floor office accommodation
- Modern office suite
- Open plan space
- Ample on – site parking
- Short walk into Ely City Centre & train station

Location

The historic cathedral city of Ely lies around 17 miles north of Cambridge and 40 miles south east of Peterborough. The city is fast expanding with a resident population of approximately 20,500 and a district population of 80,000. By 2031 the population is set to reach 27,000 with the development of 3,000 new houses in the city.

The property itself is located on Cambridgeshire Business Park, approximately 15 minutes walk from both the city centre to the North West and train station to the south.

Description

The available accommodation comprises predominantly open plan office space, a meeting room, break room and kitchenette. WC facilities are located in the communal area, the suite is easily accessed on the first floor via stairs or lift. The suite is fitted with air conditioning and LED lighting.

Accommodation

The accommodation provides a usable floor area of 237 sq m (2,548 sq ft).

Planning

The property has been used as an office falling under Class E of the Town and Country Planning (Use Classes) Order 1987 (amended 2020) and permitted development. Interested parties are advised to make their own enquiries of the relevant local planning authority to ensure that their use complies with planning regulations.

Uniform Business Rates

The property is assessed as follows:

Rateable Value First Floor	£22,500
Rates Payable 2024/2025	£11,228

The rates are based on a UBR for the current year of 49.9 pence in the pound and ignore any effects of phasing or relief so interested parties are advised to make their own enquiries by calling the business rates department on 0845 702 3092.

Service Charge

There will be a service charge payable for the common parts of the building. Further details available on request.

EPC

This property has a valid EPC (C75)

Terms

The accommodation is available to let on a new lease for a term to be agreed at a rent of £36,000 per annum exclusive.

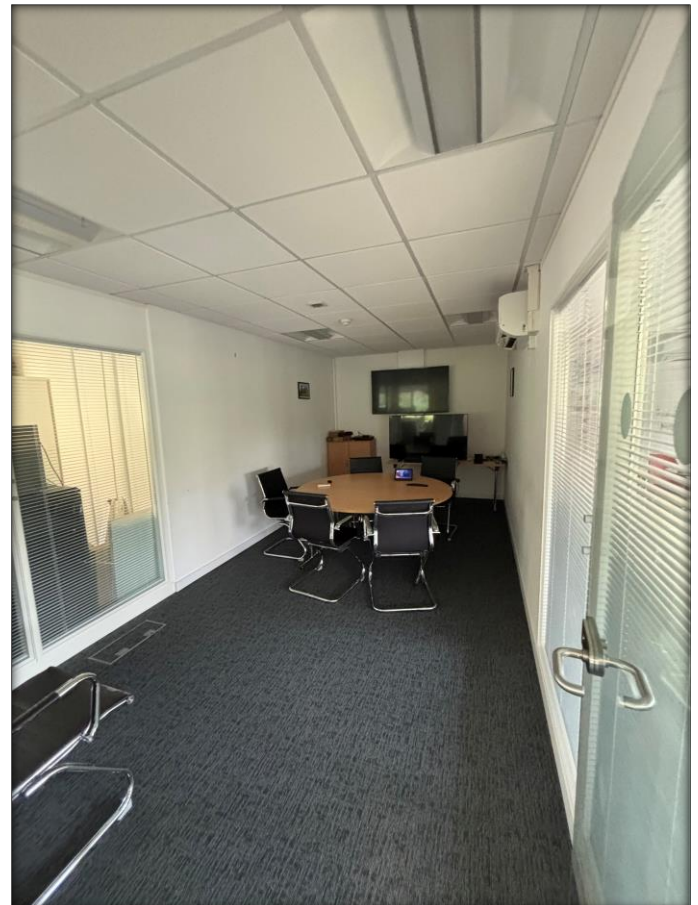
Legal Costs

Each party to bear their own legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Tel: 01223 213666
Email: will.moss@cheffins.co.uk
freddie.wootton@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.leasebusinesspremisses.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.

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