



TO LET: NEW LIGHT INDUSTRIAL WAREHOUSE PREMISES

Phase 2
Faraday Business Park
Littleport
Cambridgeshire
CB6 1PE

102.93 – 1,256.75 sq m
(1,108 – 13,528 sq ft)

- 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

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).

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, Techneat 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 comprises the following approximately gross internal areas. Please note, construction has not completed and each unit is subject to final measurement.

	SQ M	SQ FT
Unit 11	159.79	1,720
Unit 12	159.79	1,720
Unit 13	159.79	1,720
Unit 14	159.79	1,720
Unit 15	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
Total	1,256.75	13,528

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 Class 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.

For further information, please contact East Cambridgeshire District Council or the Cheffins Planning Department by calling 01223 271 958.

Uniform Business Rates

The property will be assessed for business rates after practical completion.

Service Charge

There will be a service charge payable towards maintenance and upkeep of the common parts of the estate. For further information, please contact the agent.

EPC

The development is targeting an EPC of C or above.

Terms

Each unit is available by way of a new direct lease. For further information on the quoting rent, incentives and lease terms available, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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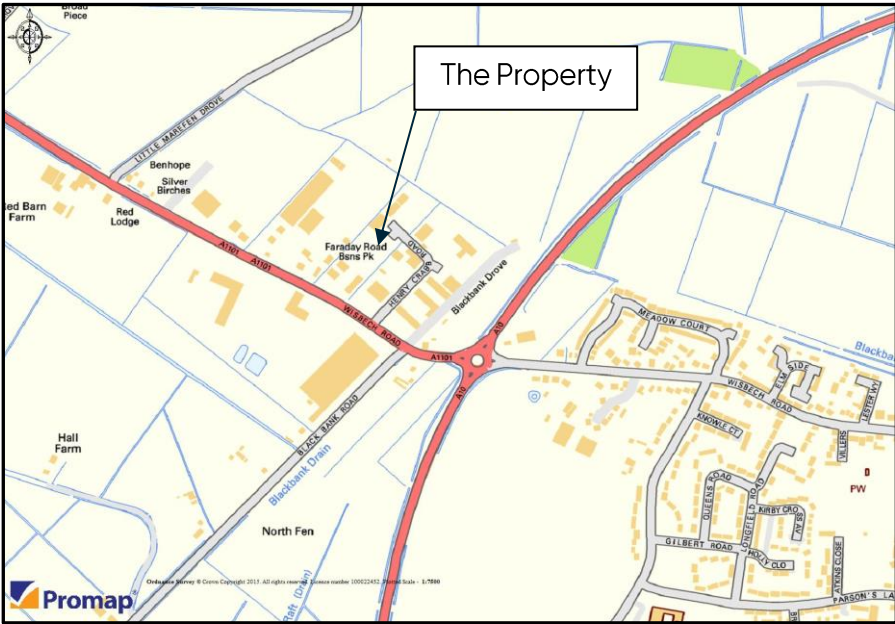
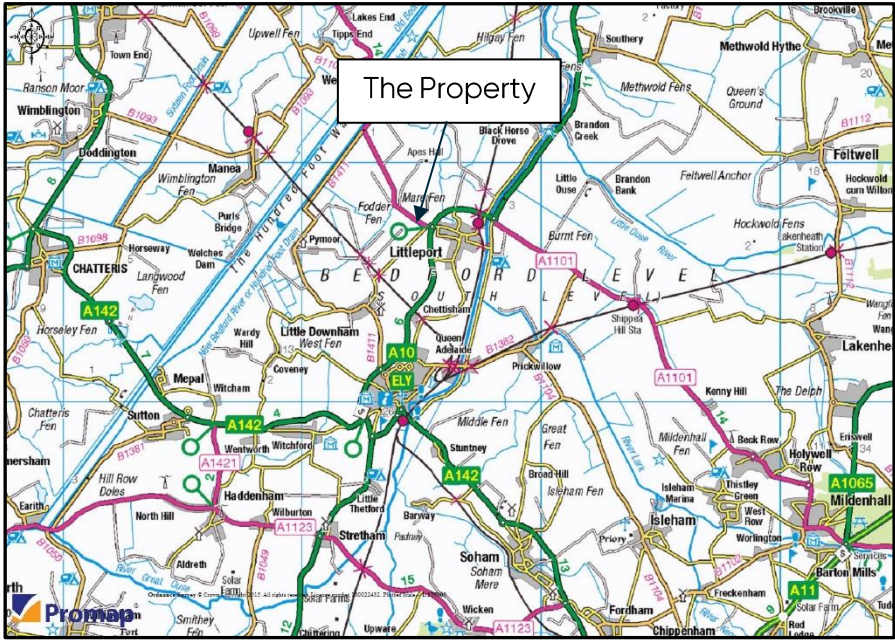
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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremise.co.uk. 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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