

OFFICES

TO LET



Sydney House, 62 Lancaster Way, Ely  
CB6 3NW

Eddisons

# Sydney House, 62 Lancaster Way

Ely, CB6 3NW



Agreement

To Let



Detail

Offices



Rent

£11,250 - £45,000 per annum



Size

780 - 3,120 sq ft  
(72.5 - 290 sq m)



Location

Ely, CB6 3NW



Property ID

821.1227526

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises a modern detached office building arranged over two floors. The accommodation is fitted to a high specification, including disabled lift access, comfort cooling, LED lighting, perimeter network cabling and kitchen and WC facilities on both floors. Outside there is a large private car park.

The property is offered either through individual suites, whole floors or the whole property.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	ft <sup>2</sup>	m <sup>2</sup>
Suite 1 (Ground floor)	780	72.5
Suite 2 (Ground floor)	780	72.5
Suite 3 (First floor)	780	72.5
Suite 4 (First floor)	780	72.5
Total	3,120	290

## Energy Performance Certificate

Rating: A (19)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Council  
**Description:** Offices and Premises  
**Rateable Value:** £61,000

Please click on the below link for an indication of the likely annual business rates payable.

The property is currently assessed as a whole.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements

## Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

The property is being offered at the following rents:

Suite	Rent (per annum)
1 (Ground floor)	£11,250
2 (Ground floor)	£11,250
3 (First floor)	£11,250
4 (First floor)	£11,250
Whole property	£45,000

The above rents are exclusive of insurance and all other outgoings. We understand VAT will be charged on the rent.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

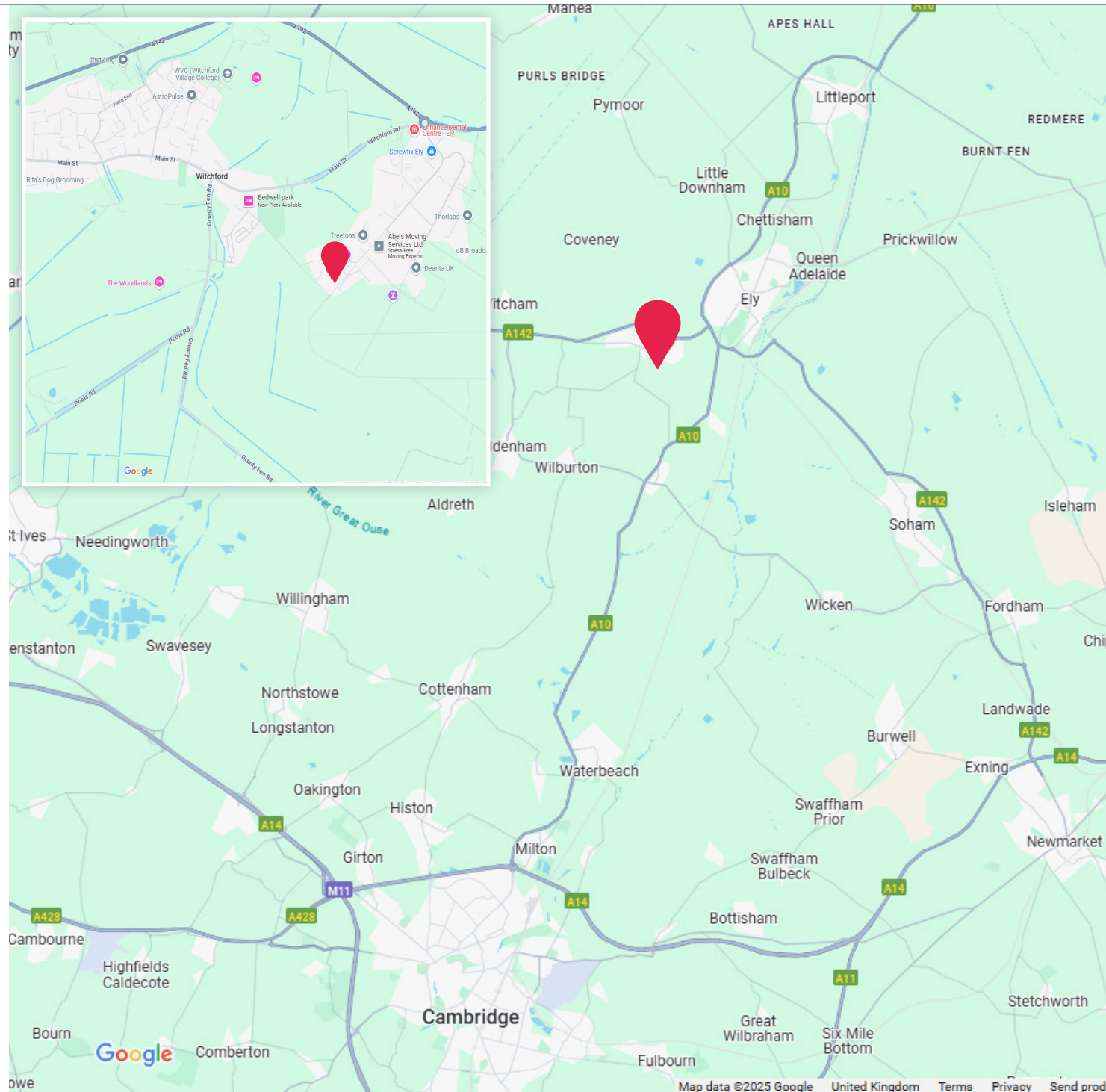
## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

Ely is a popular and fast expanding city with a current population of over 20,000 and lies 15 miles north of Cambridge / Kings Lynn Road and within 13 miles of the major A14 dual carriageway. There is a main line railway station with services to Cambridge, Peterborough and London.

The subject property is located on Lancaster Way Business Park which is approximately 1.5 miles south west from Ely City Centre. The Park is well maintained and benefits from 24 hour on-site security, 365 days a year.











## First Floor plan

