

INDUSTRIAL

TO LET



Unit 7, South Fens Enterprise Park, Fenton Way, Chatteris, Cambridgeshire
PE16 6WA
811.155183



UNIT 7, SOUTH FENS ENTERPRISE PARK

FENTON WAY, CHATTERIS, CAMBRIDGESHIRE, PE16 6WA



Agreement

To Let



Detail

Industrial



Rent

£14,000 pa



Size

138 sq m (1,486 sq ft)



Location

Chatteris, PE16 6WA



Property ID

811.155183

For Viewing & All Other Enquiries Please Contact:



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Property

The premises comprise of a terrace of business units. Construction is of conventional steel portal frame underneath a pitched roof with internal walls finished in blockwork. Access into each unit is through either a personnel door into a ground floor office area or separately through an up and over door within the main warehouse area.

Each unit benefits from a WC, kitchenette area and first floor office.

Internally the accommodation including the warehouse area benefits from gas fired heating. The site has 24 hour access and there is adjacent car parking to the unit.

Accommodation

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

Area	m ²	ft ²
Total GIA	138	1,486

Energy Performance Certificate

Rating: C (75)

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 Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Fenland District Council
Description: Workshop and Premises
Rateable value: £11,750

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let, on terms to be agreed.

Rent

£14,000 per annum.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

The ingoing tenant to be responsible for their own legal costs incurred in documenting the transaction as well as paying a contribution of £250 plus VAT towards the landlord's legal fees.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

Chatteris is situated approximately midway between Cambridge and Peterborough in a rural part of Cambridgeshire. The town has a population of approximately 8,800 and is at the junction of the A141 from Huntingdon and A142 road approximately 12 miles west of Ely.





