

APPROX. 7481 SQ.FT (695 SQ.M)

HIGHLIGHTS

- Close proximity to Ely, Littleport and A10
- Secure gated access
- Private rural location
- Roller Shutter Door Access
- Electricity
- Water

COMMERCIAL UNIT

PUTNEY HILL FARM BARN

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BIDWELLS

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Additional Information

Location
located off Prickwillow Road (B1104) on Fodder Fen Drove, lying 1.0 mile southeast of the village of Prickwillow, 4.6 miles east of Ely. The property is within easy access to larger settlements such as Cambridge.

Description
The property comprises an open plan storage shed with roller shutter door access, concrete floor, electricity and water. Approved use class B8 (storage and distribution).

Rental
£22,443 per annum (across 7,481sq. ft)

Terms
Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

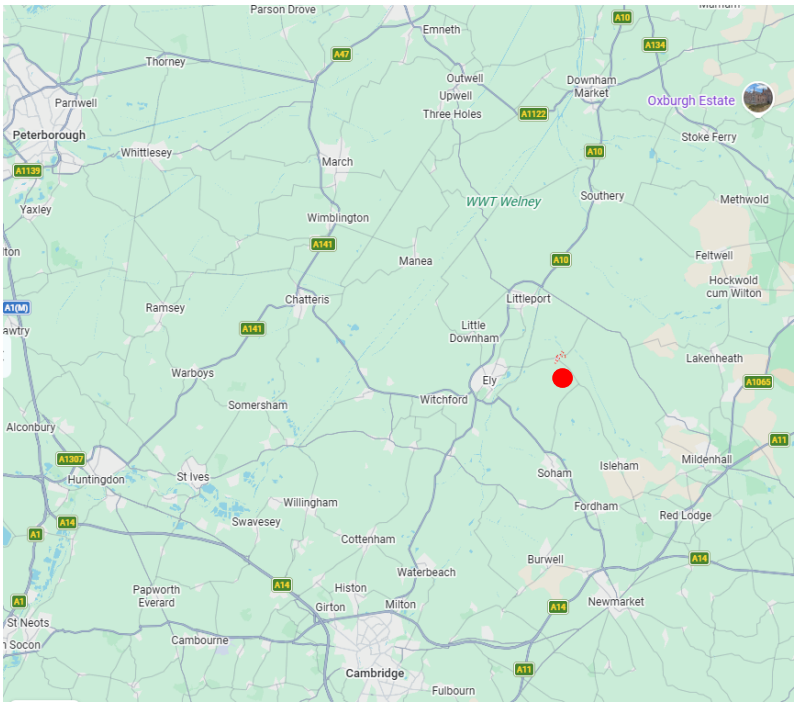
Business Rates
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs
The Tenant will be responsible for a contribution to the Landlord's reasonable costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

Viewings
Strictly by prior appointment and only after having completed a short Rural Business Space Questionnaire (bidwells.co.uk)

Restrictions
Use limited to 07:00 – 18:00 Monday – Friday, 08:00 – 13:00 Saturday and no operation to take place on Sunday.





Important Notice
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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