

Potter Space
Ely



 **Potter
SPACE**
Home for business

Open Storage Land Opportunities To Let

Queen Adelaide Way, Ely, Cambridgeshire, CB7 4UB

About

Potter Space Ely

Potter Space Ely, is a multi-let industrial estate offering high-quality warehouse space and open storage in Ely, approximately 15 miles north of Cambridge.

This site offers an opportunity to acquire open storage space ranging from 0.5 to a total of 17 acres with the opportunity to combine with industrial units. This is a genuine economical storage and distribution space in a location which is beneficial for customers linked to the light industrial, agri-tech and agricultural engineering sectors.

The site is fully managed to help with any queries and to ensure the business park and commercial property is well-maintained.

Customers:

angel^{Trains}

horizon

dw^{WAREHOUSING}

Brian Bessey Transport Ltd

B66ks Ltd

TILLICOULTY
QUARRIES

READYPOWER
GROUP

mlh
transport

Key Features:

- Over 70 acres
- Superb access to the new Ely southern link road, M11, A14 and A1
- Regular direct rail links to London and Cambridge and access to regional rail links
- Close proximity to the ports of Felixstowe and Harwich
- Easy reach of Northampton, Cheltenham, Norwich, London, Cambridge, Newmarket and Peterborough
- Development opportunities available for commercial use
- Building space ranges from 3,000 sq. ft to 83,000 sq. ft



Site covered
by CCTV



Parking
spaces on site



Management
team on site



Rail connected
park



Regional road
access A10/A142

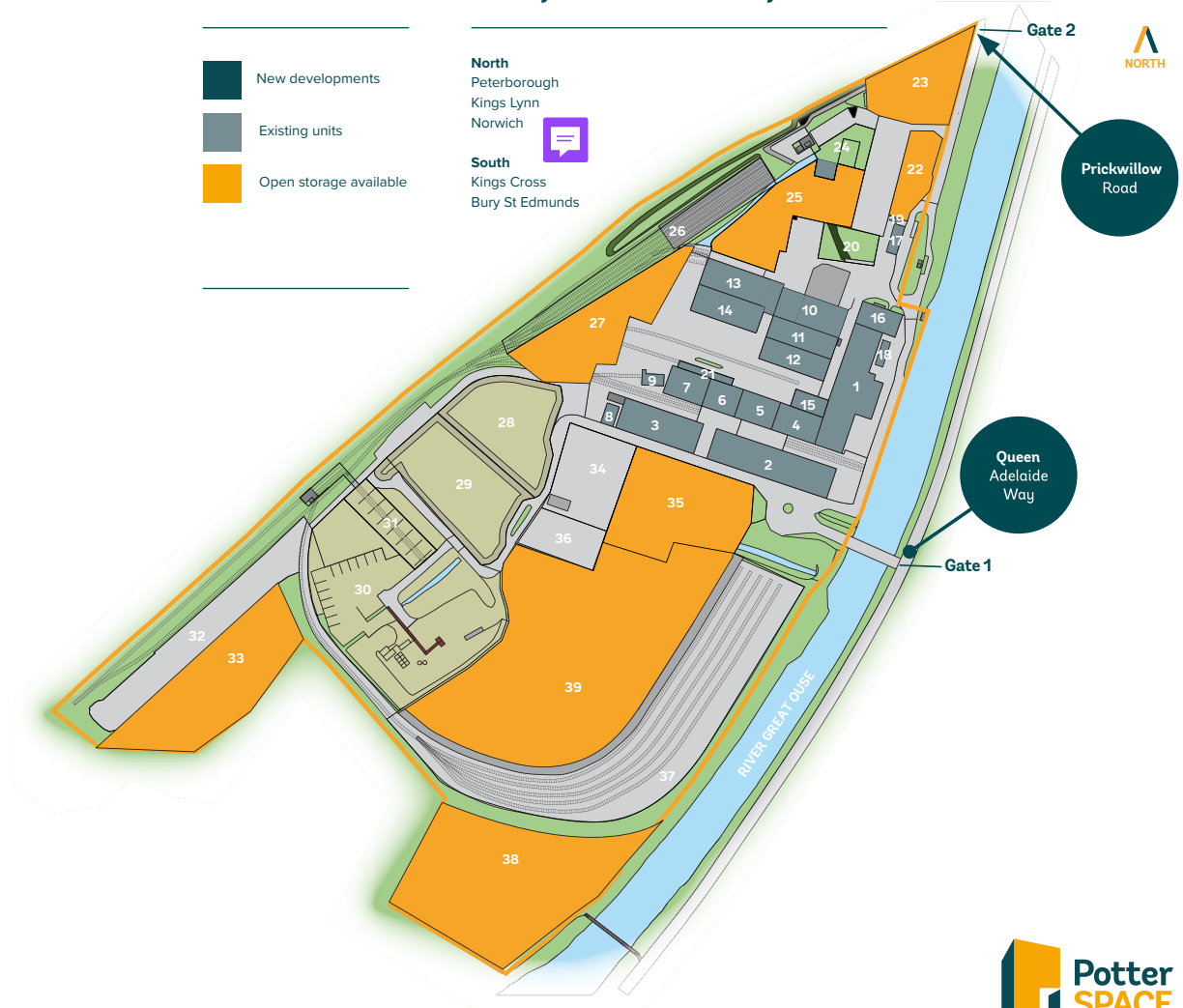
Site Plan:

- New developments
- Existing units
- Open storage available

Railway connections from Ely station to:

North
Peterborough
Kings Lynn
Norwich

South
Kings Cross
Bury St Edmunds



An unrivalled location

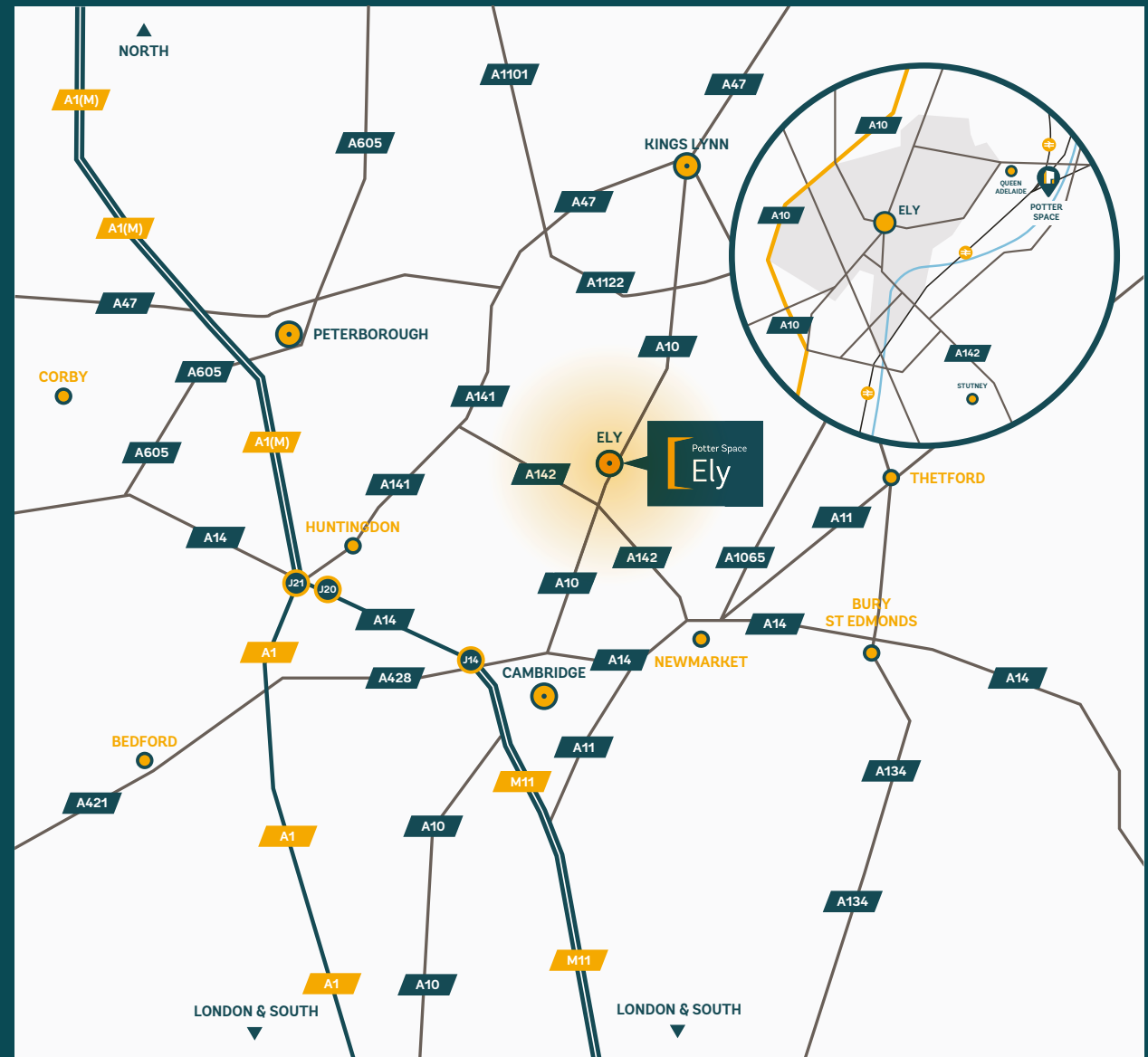
Serving the south east of England, Potter Space Ely has excellent road and rail links with the port of Felixstowe just 79 miles away via the A14 and Cambridge 17 miles away via the A10.

The business park has superb access to the Ely southern link road and major regional rail links, as well as being close to the A11, A14 and A1 and is 2 miles from Ely station.

The open storage land available forms part of a large logistics facility with its own dedicated access.

Drive times*	Miles	Time
Cambridge	18.8	38 minutes
Huntingdon	24.4	40 minutes
Thetford	25.8	44 minutes
Peterborough	32.2	54 minutes
London	80.2	1 hour 48 minutes

Source: *AA Route Finder



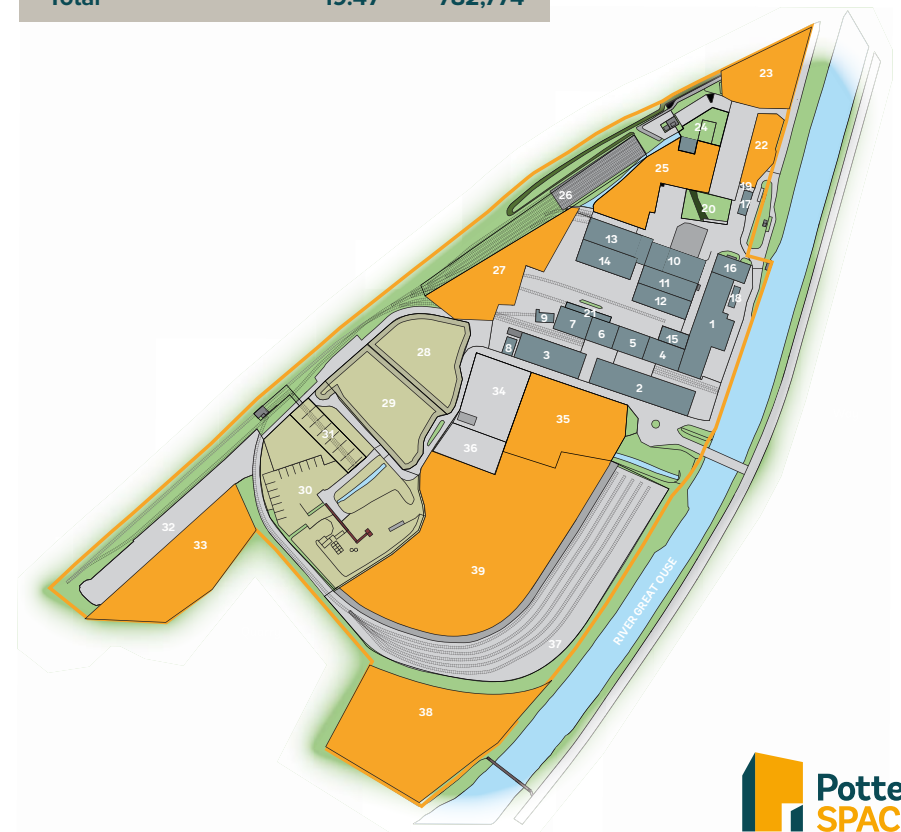
Map: Not to scale

Open storage land availability overview

Immediately Available	Acres	Sq Ft
Plot 22 (unsurfaced)	0.51	22,216
Plot 23 (unsurfaced)	1.11	48,352
Plot 25 (unsurfaced)	1.76	76,666
Plot 27 (unsurfaced)	1.50	65,340
Plot 33 (unsurfaced)	2.19	95,396
Plot 35 (surfaced)	2.20	95,832
Plot 38 (unsurfaced)	3.30	143,748
Plot 39 (unsurfaced)	6.90	300,564
Total	19.47	782,774

Site Plan:

- Existing units
- Open storage available



Potter Space Ely

Plot 22

Plot 22 comprises 0.51 acres (22,216 sq ft) of open storage land.

Available plots can be levelled and surfaced with compacted hardcore, fenced and gated and is capable of single phase electricity and a mains water connection.

Lease Terms

The site is available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Further details are available upon request and the stone surface will be delivered on agreeing terms.



Site covered
by CCTV



Management
team on site



Fenced with
gated access



Mains electricity
available



Hard surface
can be applied



Potter Space Ely

Plot 23

**Plot 23 comprises 1.11 acres
(48,352 sq ft) of open storage land.**

Available plots can be levelled and surfaced with compacted hardcore, fenced and gated and is capable of single phase electricity and a mains water connection.

Lease Terms

The site is available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Further details are available upon request and the stone surface will be delivered on agreeing terms.



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Mains electricity
available



Hard surface
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Potter Space Ely

Plot 25

Plot 25 comprises 1.76 acres (76,666 sq ft) of open storage land.

Available plots can be levelled and surfaced with compacted hardcore, fenced and gated and is capable of single phase electricity and a mains water connection.

Lease Terms

The site is available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Further details are available upon request and the stone surface will be delivered on agreeing terms.



Site covered
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Management
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Fenced with
gated access



Mains electricity
available



Hard surface
can be applied



Potter Space Ely

Plot 27

Plot 27 comprises 1.50 acres (65,340 sq ft) of open storage land.

Available plots can be levelled and surfaced with compacted hardcore, fenced and gated and is capable of single phase electricity and a mains water connection.

Lease Terms



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Site covered
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Management
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Fenced with
gated access



Potential to be
rail connected



Mains electricity
available



Hard surface
can be applied



Potter Space Ely

Plot 33

Plot 33 comprises 2.19 acres (95,396 sq ft) of open storage land.

Available plots can be levelled and surfaced with compacted hardcore, fenced and gated and is capable of single phase electricity and a mains water connection.

Lease Terms

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Potential to be
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Mains electricity
available



Hard surface
can be applied



Potter Space Ely

Plot 35

Plot 35 comprises 2.20 acres (95,832 sq ft) of open storage land.

This plot is surfaced and ready to use, 4,800 sq ft storage unit available on plot

Lease Terms

The property is allocated for use within classes B1c, B2 and B8 (light and general industrial & storage and distribution. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.



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Management
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Potential to be
rail connected



Mains electricity
available



Hard surface
can be applied



Potter Space Ely

Plot 38

Plot 38 comprises 3.30 acres (143,748 sq ft) of open storage land.

Available plots can be levelled and surfaced with compacted hardcore, fenced and gated and is capable of single phase electricity and a mains water connection.

Lease Terms

The site is available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Further details are available upon request and the stone surface will be delivered on agreeing terms.



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Management
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Potential to be
rail connected



Mains electricity
available



Hard surface
can be applied



Potter Space Ely

Plot 39

Plot 39 comprises 6.90 acres (300,564 sq ft) of open storage land.

Available plots can be levelled and surfaced with compacted hardcore, fenced and gated and is capable of single phase electricity and a mains water connection.

Planning

The property is allocated for use within classes B1c, B2 and B8 (light and general industrial & storage and distribution. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.



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Potential to be
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Mains electricity
available



Hard surface
can be applied



Plot 39

Find your

home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.

All enquiries:

CHEFFINS

01223 213666

Luke Davenport



07973 398 308

Charles Binks
Harriet Willmott
Iain Keys



A development by:



Home for business

Call: 0113 4650 555 | Email: info@potterspace.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.leasingbusinesspremises.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 of 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.

www.potterspace.co.uk