



TO LET – INDUSTRIAL UNIT

542.16 sq m (5,836 sq ft)

Unit 6B
Haddenham Business Park
Sutton Road
Haddenham
Cambridgeshire
CB6 3PS

- Good road access
- Ample yard space
- Skylights throughout the unit
- Available on a new direct lease

Location

Haddenham is located around 7 miles South West of Ely and around 16 miles north of central Cambridge. It is a popular and expanding village of around 3500 population with local amenities including a range of shops, two pubs, children's nursery and primary school.

Haddenham Business Park is prominently situated on the north side of the village on Station Road, with access routes to both Ely (15 minutes drive) Cambridge (40 minutes drive) available via the A1123 and A10, with Ely .

Description

The property comprises a light industrial warehouse of steel portal frame construction, profile metal cladding under a pitched roof. The property benefits from a power floated concrete floor, LED lighting and skylights throughout. Externally, there is ample yard space. Available on a new lease.

Accommodation

The property comprises the following approximate gross internal floor areas. There is also ancillary yard space available which comprises approximately 12,000 sq ft.

Unit	5,386 sq ft	542.16 sq m
Yard Space	12,000 sq ft	1,114.86 sq m
Total	17,386 sq ft	1,657.02 sq m

Planning

We understand that the property has consent for Use Class E under the Town and Country Planning (Use Classes) Order 1987 (amended 2020). Interested parties are advised to make their own enquiries to the Greater Cambridge Shared Planning Services on 01954 713000.

Uniform Business Rates

The property is entered into the 2026 VOA Ratings List with a rateable value of £15,000. Therefore, rates payable for 2020/27 will be in the region of £6,480 per annum (ignoring the effect of any relief).

Service Charge

Please contact agent for details.

EPC

The property has an EPC Rating of B valid until 2035.

Terms

The property is available on a new full repairing and insuring lease. Price available upon application.

Legal Costs

Each party to be responsible for their own legal and professional fees incurred during the transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Daniel Malley

Tel: 01223 271978

Email: daniel.malley@cheffins.co.uk

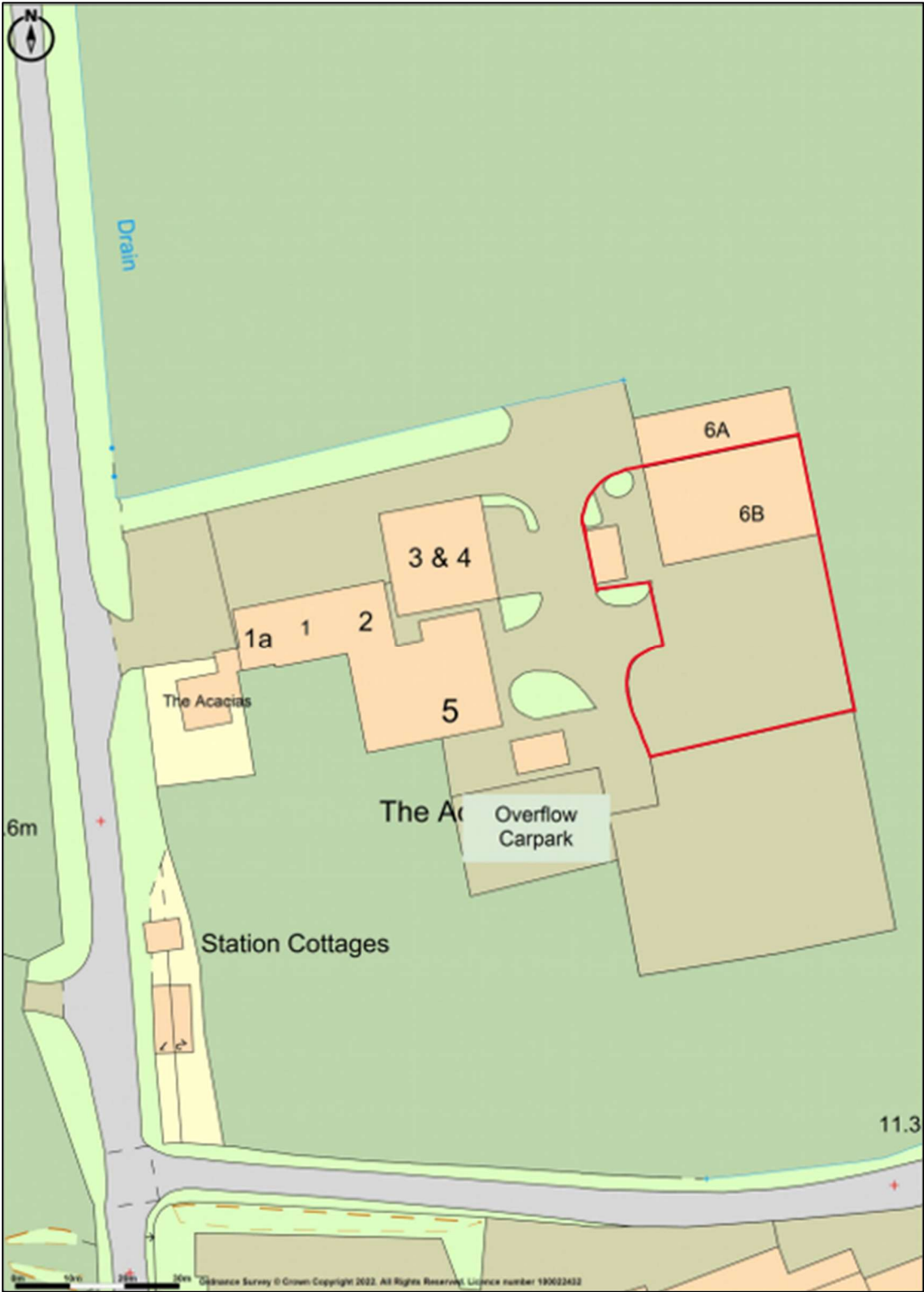




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