



TO LET

Unit 32
Lancaster Way Business Park
Ely
Cambridgeshire
CB6 3NW

538.66 sq m (5,763 sq ft)

- Recently refurbished unit
- Benefitting from new sheeting and lighting
- Available on a new lease
- Dedicated concrete yard area
- Good access to Ely via A142 and Cambridge via A10
- Established business park location with amenities onsite

Location

Ely is an expanding city with a population of approximately 20,000. The East Cambridgeshire District, to which Ely is central, is one of the fastest growing districts in England.

Lancaster Way Business Park is located around 1½ miles from Ely City centre, adjacent to the A142, providing access to the A10 (within around ½ mile) and thereafter to the A14 approximately 12 miles distant. Cambridge is located around 15 miles to the south and the mainline railway station runs a regular service to London Kings Cross with a journey time of 67 minutes.

Description

The property comprises a steel frame industrial building with solid concrete floor.

The metal sheeting to the elevations and roof has recently been replaced.

New LED lighting has been installed. A roller shutter loading door has also been installed.

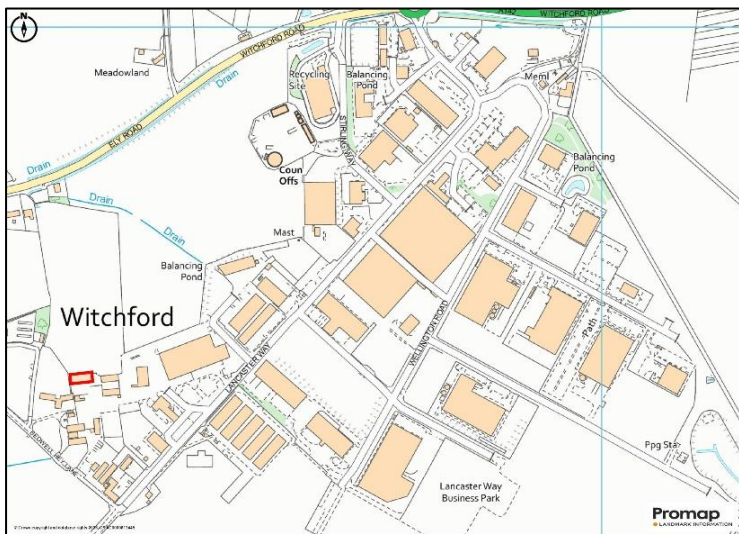
There is currently no kitchen or WC in the building.

Mains electric is connected. There is no gas connection.

The unit benefits from a large, dedicated yard area.

Accommodation

The property comprises an approximate gross internal area of 538.86 sq m (5,763 sq ft).



Planning

The building has previously been used for warehousing and light industrial purposes, in compliance with Use Class E (g)(iii) and B8.

Interested parties should make their own enquiries by contacting East Cambridgeshire District Councils Planning department on 01353 665555.

Uniform Business Rates

The property has a rateable value of £20,500.

The business rates payable from April 2026 will be £8,856 per annum.

Interested parties are advised to get in touch with Anglia Revenue Partnership – the billing authority, to confirm any queries.

Service Charge

There is a service charge payable towards upkeep and maintenance of the common parts of the estate. More information is available on request.

EPC

The property does not currently have an EPC. We understand it is exempt.

Terms

The property is available by way of a new lease.

For the quoting rent or to arrange a viewing, please contact the agent.

Legal Costs

Each party to bear its own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

Tel: 01223 271 970

Email: alexander.smith@cheffins.co.uk

Will Brown

Tel: 01223 271 974

Email: alexander.smith@cheffins.co.uk

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