



## TO LET Open Storage Land

Queen Adelaide Way  
Adelaide Park  
Ely  
Cambs  
CB7 4UB

0.61 hectares (1.5 acres)

- Open storage land
- Excellent transport links including on-site rail-head facility
- Regional road access via the A10 & A142
- On site security with 24hr monitoring

## Location

Queen Adelaide is a village situated immediately North East of Ely, around 15 miles north of Cambridge and 13 miles from the A14 trunk road. The location provides good access to the A142 Newmarket to Chatteris road.

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

## Description

Adelaide Park forms part of the Potter Logistics site comprising a mixture of warehouse buildings, offices and open storage land and is served by an operational rail-head. The facility benefits from 24 hour on-site security and is managed Potter Logistics.

Available plots will be levelled and surfaced with compacted hardcore, fenced and gated and will be supplied with single phase electricity and a mains water connection.

In addition, there is up to 18 acres of expansion land, currently comprising a mixture of compacted gravel and tarmac, which could be adapted to suit the requirements of the occupier, subject to negotiation of suitable terms.

## 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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## Uniform Business Rates

The property will need to be re-assessed depending on the land occupied. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on 0845 7023 092.

## Terms

Terms are available on application.

## Legal Costs

Each party to bear their own reasonable legal costs.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

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