



TO LET – OFFICE SUITE

Suite 3B
30 St Thomas Place
Ely
Cambridgeshire
CB7 4EX

106.74 sq. m (1,149 sq. ft)

- Modern first floor office suite
- Established and popular business park
- Close to Ely Train Station and city centre
- 4 car parking spaces
- Available on a new direct lease

Location

Ely is a growing cathedral city in Cambridgeshire with a current population of around 21,000, reflecting steady residential expansion in recent years. It sits at the heart of the fast – developing East Cambridgeshire district, which now has a population of approximately 93,000.

St Thomas Place is located to the south of the city near the railway station, it remains Ely's principal office and commercial hub, home to a range of national and international businesses.

Ely railway station is a key regional transport hub, offering direct services to London, Cambridge, Norwich, Peterborough and connections to the Midlands and North, supporting both commuting and business connectivity.

Description

A modern, first floor, self-contained office suite of 1,149 sq ft (106.74 sq m). The office benefits from:

- Suspended ceilings
- Air-conditioning
- Recessed lighting
- Perimeter cable trunking
- 4 parking spaces

Accommodation

The property comprises an approximate net internal area of 1,149 sq ft (106.74 sq m).

Planning

The property has been used as offices falling under Class Use B1(a) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2026 with a rateable value of £18,500. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on 0845 7023 092.

Service Charge

There will be a service charge payable for the common parts of the building. Further details available on request.

EPC

The property has an EPC rating of C (59).

Terms

The property is available by way of a new direct lease at a rent of £19,000 per annum, exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Brown

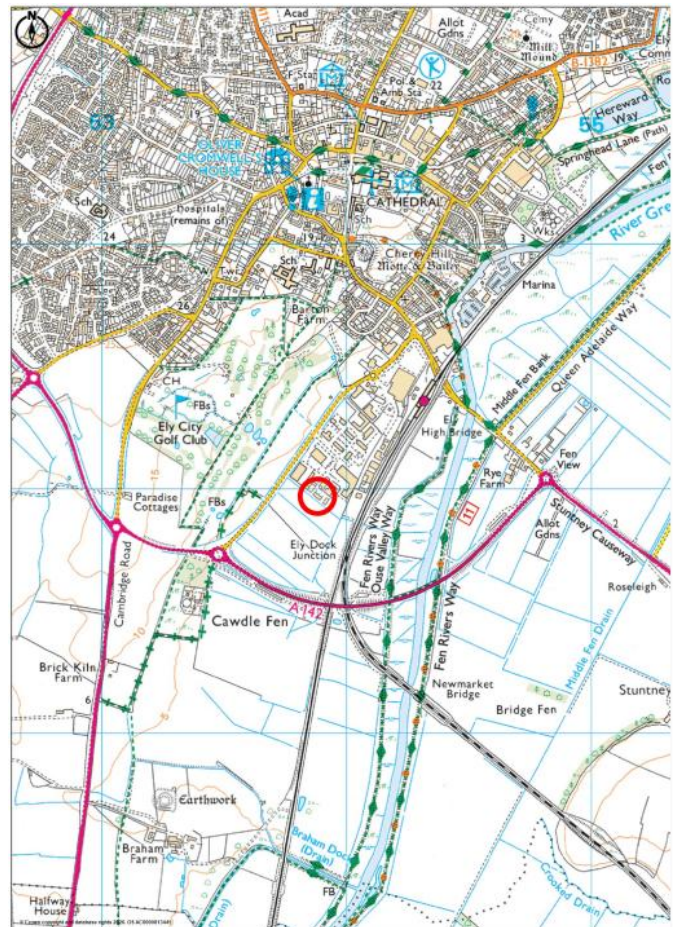
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