



TO LET: INDUSTRIAL PREMISES

Unit 55
Lancaster Way Business Park
Ely
Cambridgeshire
CB6 3NW

2,245.39 sq m (24,170 sq ft)

- Available by assignment or new direct lease
- Four roller shutter doors
- Situated on a popular business park
- Gas connection available
- Separate building with potential for ancillary office or welfare space

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 which is 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 light industrial premises of steel portal frame construction with four roller shutter doors, gas connection in place, three phase power supply and kitchen, wc and office facilities. There is also a detached welfare building of brick construction combining further office, kitchen, breakout and wc's. There is parking to the rear of the unit and a demised yard area in front of the unit.

Accommodation

The property comprises the following approximate gross internal areas:

	Sq M	Sq Ft
Welfare Building	59.76	643
Plant Room	53.88	580
Warehouse	2,131.81	22,947
Total	2,245.39	24,170

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 is entered into the VOA Rating List 2026 with a rateable value of £73,500. Therefore, the rates payable for 2026/27 will be approximately £35,280. Interested parties are advised to search the website for more accurate information regarding rates payable <https://www.gov.uk/calculate-your-business-rates>.

Service Charge

There is a service charge payable towards maintenance and upkeep of the common parts of the estate.

EPC

The property has an EPC rating of C-68 which is valid until 2030.

Terms

The property is available by way of an assignment or a new direct lease. For more information as to the quoting rental terms, please contact the agent.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

Tel: 01223 271 970

Email: alexander.smith@cheffins.co.uk

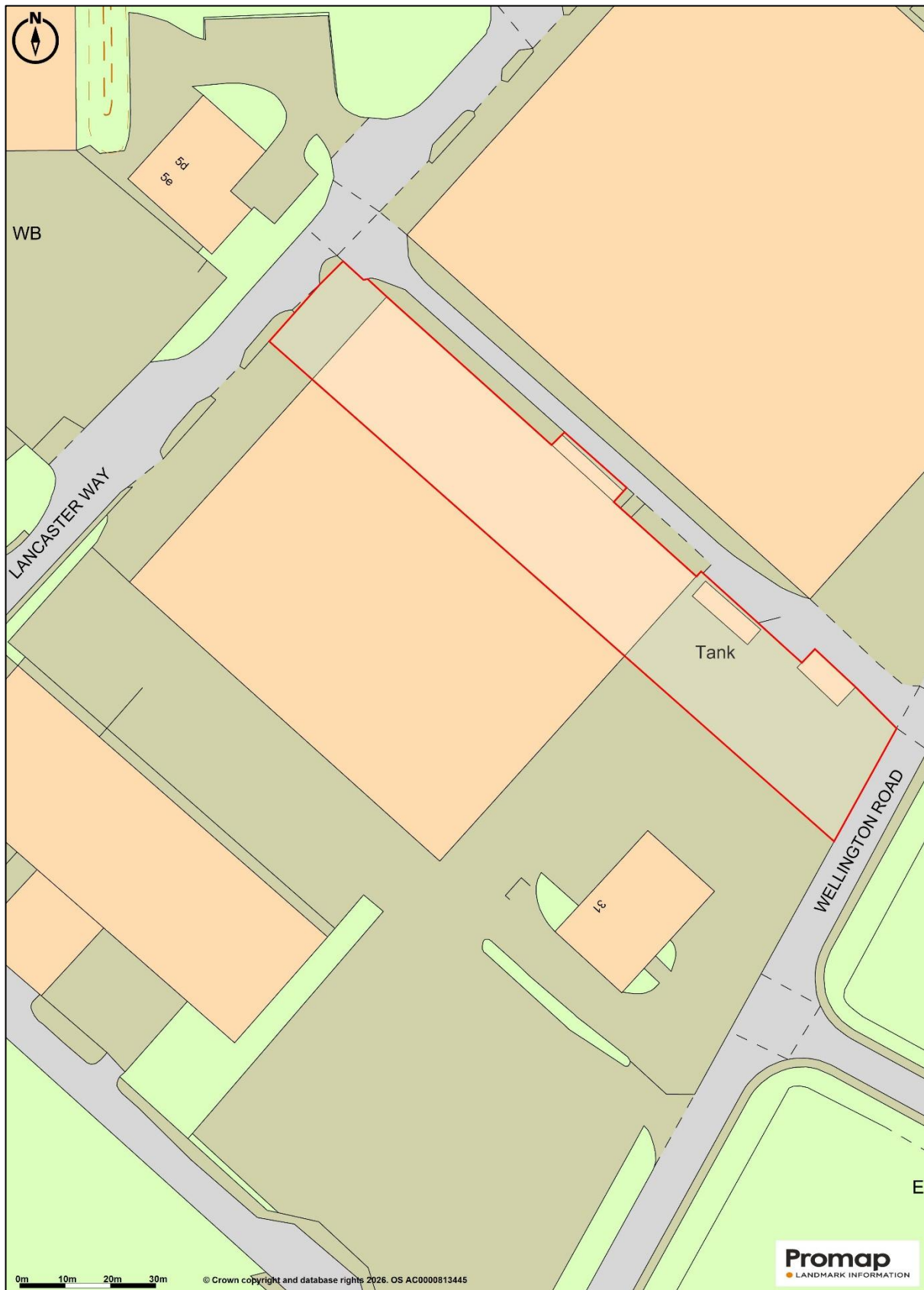
Will Brown

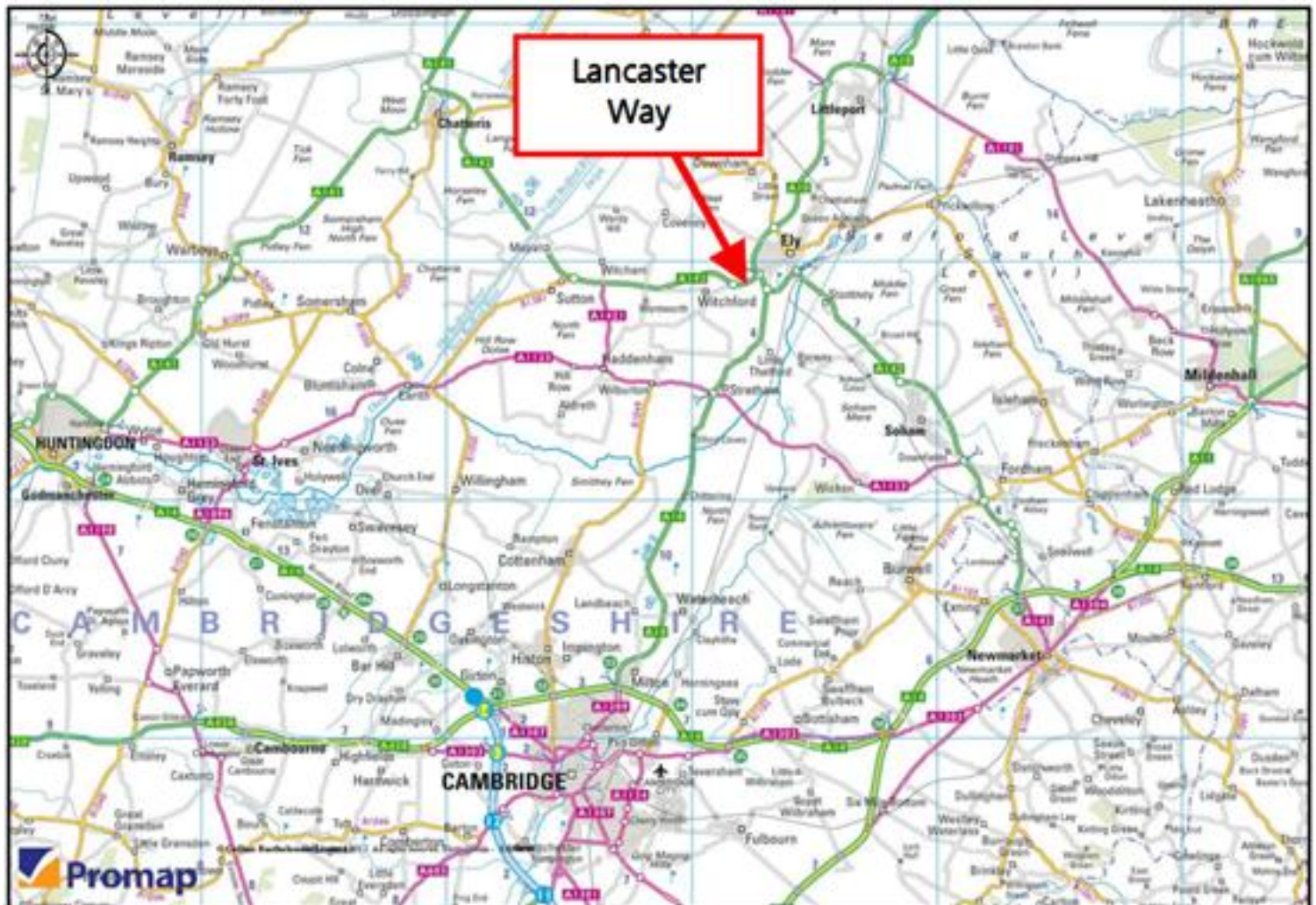
Tel: 07786380195

Email: will.brown@cheffins.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.leasebusinesspremises.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 or 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.





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