



An opportunity to rent flexible commercial space (B8), ideal for storage and distribution in a rural location, with good access links to the A10, Ely and beyond.

Rent – Price on Application

STORAGE AND DISTRIBUTION – TO LET
PLAINS LANE COMMERCIAL UNIT , OLD
POOLS DROVE, LITTLEPORT, ELY,
CAMBRIDGESHIRE, CB6 1RH

Enquiries

Henry Rintoul
07386 678093
henry.rintoul@bidwells.co.uk

Bidwells, Bidwell House, Trumpington
Road, Cambridge, CB2 9LD

Additional Information

Location

The property is located in the hamlet of Chittering, approximately 1.3 miles north of Littleport, Ely and benefits from access via the A10.

Description

The property is located the rural outskirts of Littleport, with planning permission for use class B8 Ideal for storage and distribution. The unit extends to approximately 3,740 sq.ft GIA.

Key Features

Large external concrete pad of loading
Large double sliding door.

Access

The property is accessed via Old Pools Drove.

Rent

Price on application and subject to negotiation.

Services

The property does not benefit from any services.

Repair and maintenance

Tenants are to maintain and repair the property.
The landlord is responsible for maintenance the
score structure of the building.

Energy Performance Certification

The property is exempt from EPC regulations.

Restrictions

No vehicle with a gross vehicle weight exceeding
7.5 tonnes shall access, park or be stored on the
site at any time, unless otherwise agreed in
writing by the Local Planning Authority.

Terms

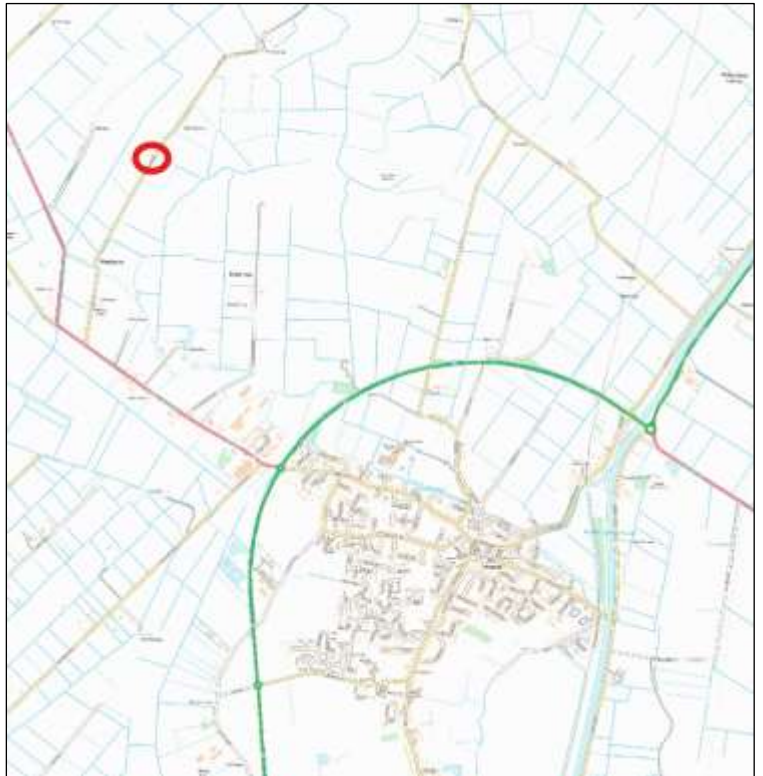
Flexible terms, but with the Security of Tenure
provisions of the Landlord and Tenant Act 1954
contracted out.

Business Rates

The building is rated and as such, any rates
payable are the responsibility of the Tenant.

Viewings

Strictly subject to prior appointment.



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.