



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

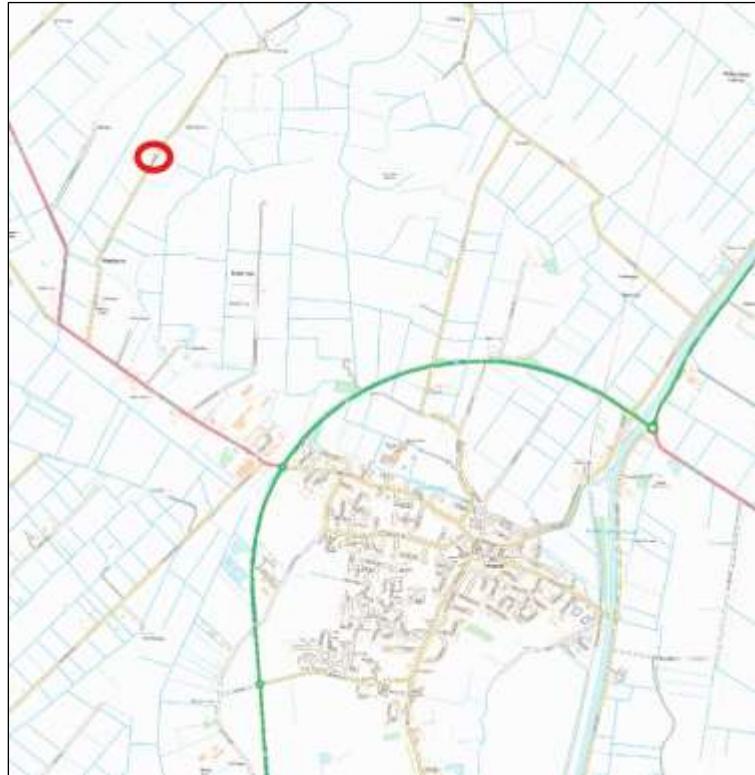
Henry Rintoul
07386 678093
henry.rintoul@bidwells.co.uk

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 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.

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