



TO LET: OPEN STORAGE PREMISES

Kiln Lane
Ely
Cambridgeshire
CB7 4QT

0.29 acres (0.12 ha)

- Light industrial workshop premises
- Additional 2,512 sq ft industrial warehouse also available
- Central location within the city boundary of Ely
- Alternative uses considered subject to planning
- Existing temporary warehouse not included

Location

The subject property is situated to the east of Ely accessed off Prickwillow Road via Kiln Lane. It is located between the River Great Ouse and the main rail line to Kings Lynn.

Immediately neighbouring the property, and sharing access with it, is a depot with river access, owned and occupied by the Environment Agency. W.A Cooke and Sons operate from an industrial premises which is located in close proximity to the subject property.

Description

The property comprises a self contained open storage site with secure gated entrance, perimeter fence and concrete ground construction.

Accommodation

The property comprises the following approximate gross internal areas:

	SQ M	SQ FT
Industrial Unit:	233.45	2,512
Concreted Yard	0.29 acre	0.12 ha

Planning

The premises has been used as an open storage facility. Alternative uses complying with Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 will also be considered. Interested parties are advised to contact East Cambridgeshire District Council Planning Department on 01353 616 209.

Uniform Business Rates

The property is entered into the 2023 VOA Ratings List as part of a wider listing. The industrial premises will therefore need to be re-assessed.

Services

We understand that mains water and electricity are connected.

Terms

The property is available on a new direct lease at a rent of £25,000 per annum, exclusive of VAT and other outgoings.

A separate industrial unit comprising approximately 2,512 sq ft is also available to let at a quoting rent of £11,500 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.

Luke Davenport

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Tented warehouse premises not included

