CHEFFINS



TO LET – INDUSTRIAL UNITS

Unit 6B & Unit 6C
Haddenham Business Park
Sutton Road
Haddenham
Cambridgeshire
CB6 3PS

Unit 6B - 147.25 sq m (1,585 sq ft)
Unit 6C - 175.68 sq m (1,891 sq ft)

- Established industrial estate
- Good road access
- Ample yard space, mostly concreted
- Each unit will benefit from an roller-shutter loading door and WC
- LED lighting
- Suitable for a range of business uses

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Location

Haddenham is located around 7 miles South West of Ely and around 16 miles north of central Cambridge. It is a popular and expanding village of around 3500 population with local amenities including a range of shops, two pubs, children's nursery and primary school.

Haddenham Business Park is prominently situated on the north side of the village on Station Road, with access routes to both Ely (15 minutes drive) Cambridge (40 minutes drive) available via the A1123 and A10, with Ely .

Description

The property comprises a light industrial warehouse of steel portal frame construction, profile metal cladding under a pitched roof. The property benefits from a power floated concrete floor, LED lighting and skylights throughout. Externally, there is ample yard space.

The units are currently being split, and will each have a roller shutter door, separate pedestrian access and internal WC facilities. Each unit will have access to the yard space directly outside of the unit.

Accommodation

The properties comprises the following approximate gross internal floor areas. There is also ancillary yard space available which comprises approximately 12,000 sq ft in total, to be split between occupiers.

Unit 6B	1,585 sq ft	147.25 sq m
Unit 6C	1,891 sq ft	175.68 sq m
Total	3,476 sq ft	322.93 sq m

Planning

We understand that the property has consent for use under classes E(g)(iii) Light Industrial, B2 General Industrial, or B8 Storage & Distribution.

Interested parties are advised to make their own enquiries to the East Cambs Planning Department.

Uniform Business Rates

The property is entered into the 2026 VOA Ratings List with a rateable value of £15,000. Therefore, rates payable for 2026/27 will be in the region of £6,480 per annum (ignoring the effect of any relief).

The property is currently assessed as a whole and therefore each unit does not yet have an individual Rateable Value.

Interested parties are advised to make their own enquiries of East Cambridge District Council Business Rates Department on 01353 665555.

Service Charge

Please contact the agent for details.

EPC

The property has an EPC Rating of B, valid until 2035.

Terms

The units are each available on a new full repairing and insuring lease. Price available upon application.

Legal Costs

Each party to be responsible for their own legal and professional fees incurred during the transaction.



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.leasingbusinesspremises.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.

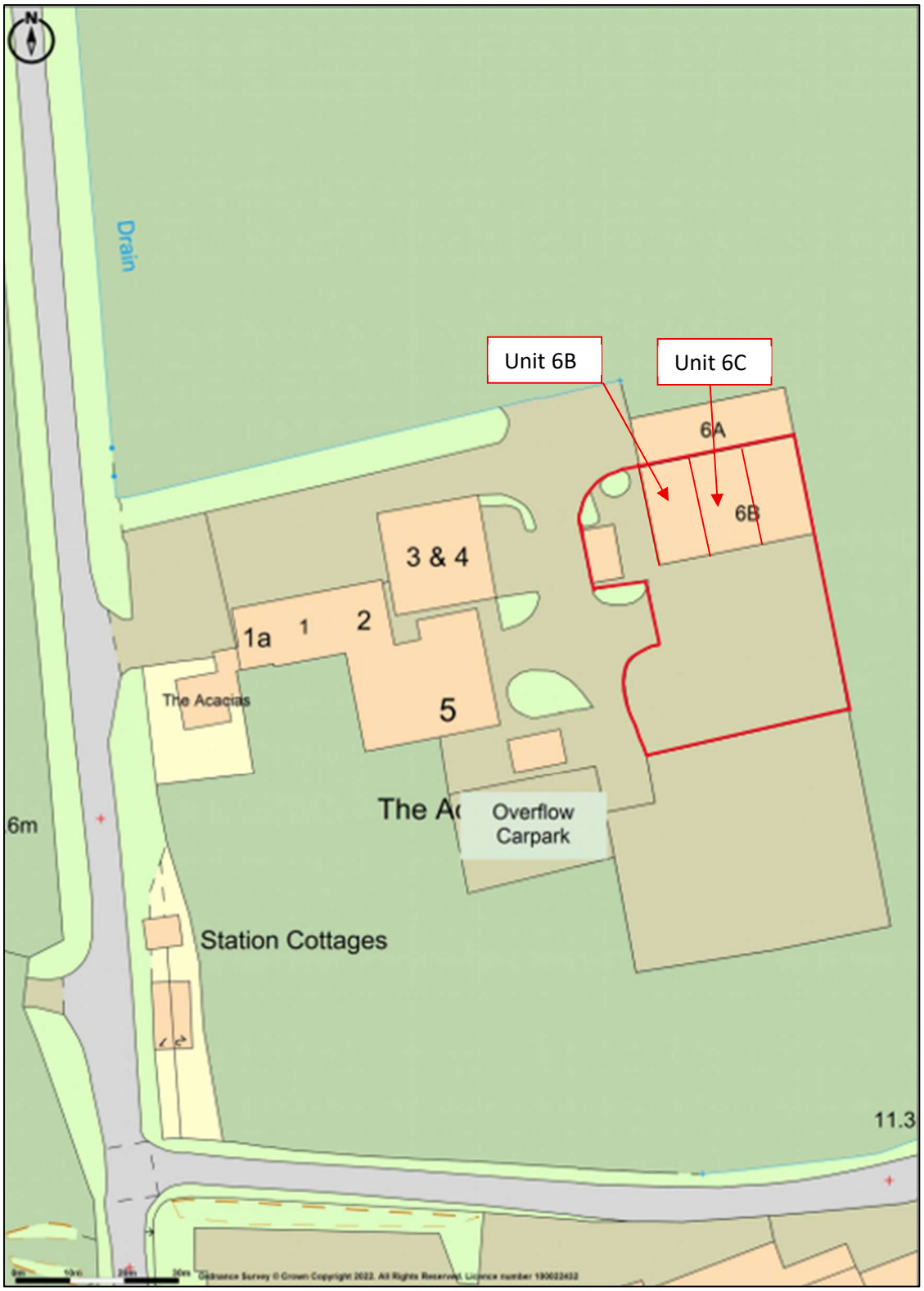
For identification purposes only





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