



TO LET: OFFICE SPACE

Avro House
Lancaster Way Business Park
Ely
Cambridgeshire
CB6 3NW

205.50 sq m (2,212 sq ft)

- Available on a new direct lease
- Roof mounted solar PV
- Attractive landscaped business park surroundings
- Fibre optic broadband available
- 24 hour on-site security
- Ground and first floor accommodation

Location

Ely is rapidly expanding cathedral city in East Cambridgeshire, with a current resident population of around 20,000.

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 approximately 12 miles distant.

The mainline railway station runs a regular service to London Kings Cross with a journey time of 67 minutes.

Lancaster Way Business Park provides a key employment base in the local area and is home to a range of organisations including the following:

- Thorlabs
- Cambridge Commodities
- DB Broadcasting
- Deanta
- Stormport Professional Services / Ipsum Group
- Cambridge Medical Robotics

Description

The property provides well appointed office accommodation on the ground floor.

The property benefits from the following amenities:

- Roof mounted solar PV
- Suspended ceilings
- Double glazing
- On-site 24 hour security
- Air conditioning and heating
- Male, female and disabled WC facilities
- Attractive hall/reception
- Separate staff & visitor parking
- Allocated car parking spaces
- 5 shared visitor car parking spaces

Accommodation

The property is available either as a whole or as individual wings comprising the following approximate net internal areas:

Areas	Sq M	Sq Ft
Ground Floor North Wing	205.50	2,212

Planning

The property has been used as an office falling under Class B1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.

Uniform Business Rates

We understand that the property is entered into the draft 2023 VOA Rating List with a rateable value of £36,750. Therefore, the rates payable for 2023/24 will be approximately £15,876.

Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on 0845 7023 092.

Service Charge

There is a service charge levied towards maintenance and upkeep of the common parts of the building. There is also a service charge payable in relation to maintenance and upkeep of the wider Lancaster Way Business Park estate.

EPC

The building has an EPC rating of C (54)

Terms

The property is available by way of a new direct lease. For further information on quoting terms, please contact the agent.

Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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