



Industrial – 4,600 Sq Ft (427.35 sq m)

**In Brief**

- Good Access to Ely (1.5 miles) via A142 and Cambridge/A14 (15 miles) via A10
- Established Business Park Location with 24-Hour Security
- External Loading Area and Ample Parking
- Fibre Optic Broadband Available

**UNITS 14 LANCASTER WAY BUSINESS  
PARK, ELY, CB6 3NW  
TO LET**

### Location

Lancaster Way Business Park is located around 1.5 miles from Ely city centre, adjacent to the A142 providing access to the A10 (within approximately 0.5 miles) and thereafter to the A14, approximately 12 miles distance.

Cambridge is located around 15 miles to the south and Ely's mainline train station runs a regular service to London Kings Cross with a journey time of 67 minutes.

### Description

Lancaster way is an established business park, home to a number of high-profile tenants. The site is actively managed and benefits from landscaped grounds, well maintained estate roads, 24-hour on-site security, children's nursery and fibre optic broadband.

The property comprises a terraced business unit of part brick and part steel clad elevations, insulated steel profile roof and power floated concrete floor.

Unit 14 is currently configured to provide warehouse accommodation with a basic office and amenity block.

### Services

There is a service charge payable in connection with common services provided at Lancaster Way, such as landscaping maintenance and on-site security. The service charge equates to approximately £0.45 per sq ft.

### Planning

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

### Rateable Value

The property is listed on the Valuation Office Agency 2017 Rating List as having a Rateable Value of £21,750. Interested parties are advised to make their own enquiries via East Cambridgeshire District Council (01353 665 555).

### Value Added Tax

VAT will be payable in addition to the rent and Service charge.



### Accommodation

The accommodation provides the following approximate gross internal floor area:

**Warehouse** 4,600 sq ft (427.35 sq m)

### Additional Information

#### Terms

Available on a new full repairing and insuring terms to be agreed.

#### Legal Costs

Each party to bear their own legal costs.

#### EPC

Available upon request.

#### Postcode

CB6 3NW

#### Enquiries

Rory Banks  
01223 559163

[rory.banks@bidwells.co.uk](mailto:rory.banks@bidwells.co.uk)

Jack Vestey  
01223 559409

[Jack.vestey@bidwells.co.uk](mailto:Jack.vestey@bidwells.co.uk)

#### Joint Agents

Cheffins

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection