



Office– 1,468 sq ft (136.38 sq m)

**In Brief**

- Established business park location
- Good access to Ely via A142 and Cambridge via A10
- Ground floor office accommodation
- Super Fast Broadband available
- Ample parking

**SUITE 1D GROVEMERE HOUSE,  
LANCASTER WAY BUSINESS  
PARK, ELY, CB6 3NW  
TO LET**

### Location

The property is located on Lancaster Way Business Park which approximately 1.5 miles from Ely city centre and adjacent to the A142. Cambridge is located approximately 12 miles to the south via the A10.

The nearby mainline railway station as excellent rail services to London Kings Cross and the Midlands via Peterborough and Cambridge.

Lancaster Way is an established landscaped environment with a wide range of manufacturing, distribution and office occupiers. The park benefits from 24 hour on-site security, 365 days a year.

### Description

The accommodation includes the following;

- Suspended ceilings with recessed lighting
- Carpeted throughout
- Independent toilet and welfare facilities
- Open plan accommodation and meeting rooms
- Perimeter trunking

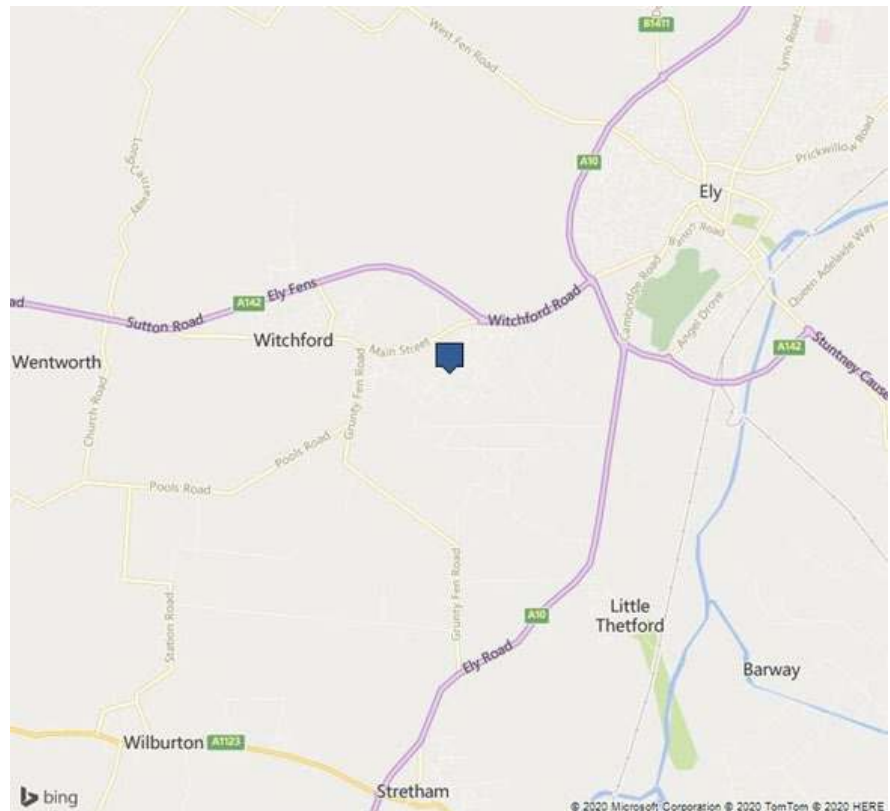
### Business Rates

The Rateable Value of the premises in the April 2017 list is £8,800 per annum.

For the year commencing 1 April 2019, rates payable is normally charged at 50.4p in the pound.

### Use

To be used for B1 office use or any other such use falling under class E of the Class Use Order 2020 as amended (Subject to Planning).



### Accommodation

The property provides the following approximate accommodation measured on a gross internal area basis, in accordance with the RICS Code of Measuring Practice.

**Total GIA** 1,468 sq ft (136.38 sq m)

### Additional Information

#### Terms

Available on a new lease. Terms to be agreed.

#### Legal Costs

Each party to bear their own legal costs.

#### Viewing

Strictly by appointment with the agents.

#### Value Added Tax

VAT will be payable in addition to rent and service charge.

#### EPC

Available upon request

#### Postcode

CB6 3NW

#### Enquiries

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