



ST THOMAS PLACE

CAMBRIDGESHIRE
BUSINESS PARK,
ELY, CB7 4EX



**MODERN
MANUFACTURING/
R&D FACILITY**

TO LET

34,259 SQ FT (3,182.76 SQ M)



DESCRIPTION

This modern industrial/warehouse unit comprises a steel portal frame construction with steel profile cladding. The property incorporates considerable warehouse and office accommodation with ancillary workshop and store areas that can be adapted to suit a tenant's requirements.

- 8m clear eaves height
- Reception area
- Disabled W/Cs and shower
- 2 surface level loading doors
- Ground and first floor air-conditioned offices
- 2 Gas fired air heaters in warehouse
- Lift to first floor offices
- Good yard and 75 car parking spaces
- Power-floated warehouse slab



ACCOMMODATION

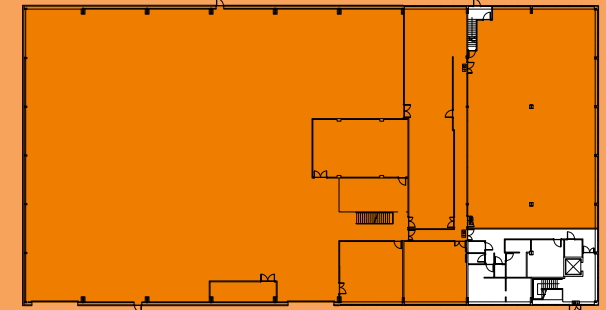
The property provides the following approximate accommodation measured on a gross internal area basis, in accordance with the RICS Code of Measuring Practice.

Ground Floor	24,824 sq ft	(2,306.22 sq m)
First Floor Office	9,435 sq ft	(876.54 sq m)
Total GIA	34,259 sq ft	(3,182.76 sq m)

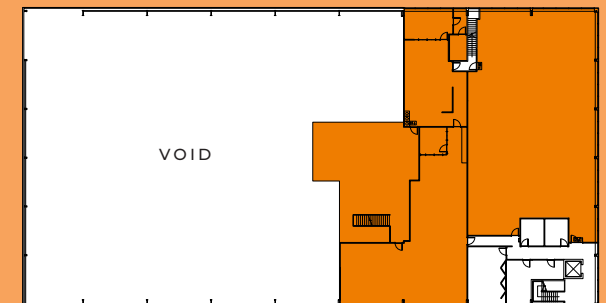
+ an additional mezzanine floor of approximately 1,442 sq ft



GROUND FLOOR



FIRST FLOOR



CONNECTIVITY

Cambridgeshire Business Park is situated to the south of Ely just off the A10. The unit is located on the edge of the estate with good access and delivery areas.

The A10 provides excellent links with the M11/A11 road networks delivering fast access to London and Cambridge. Additionally, the M1/A1, the A14 and other regional/national road network are all within a short distance.

The property is ideally located less than 1 mile from Ely Train Station. Ely has a fantastic rail service with the fastest journey time to London Kings Cross being 65 mins and Cambridge in 17 mins.

Costa Coffee and Tesco Superstore provide superb amenity less than 0.5 mile away. Ely Marina hosts an assortment of restaurants, bars and cafes which are just a stones throw away.



✓ A10 – 1/2 MILE

BUSINESS RATES

The current rateable value for the property is £200,000 per annum.

For the year commencing April 2021 rates payable is normally charged at 51.2p in the pound.

For business rates information applicants should enquire directly through East Cambridgeshire District Council on 01353 665555.

VALUE ADDED TAX

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

TERMS

Available by way of a new FRI lease on terms to be agreed. Rent on application.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Available upon request.



VIEWING Strictly by appointment with Bidwells.

Rory Banks
01223 559163
rory.banks@bidwells.co.uk

Patrick Stanton
01223 559262
patrick.stanton@bidwells.co.uk

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