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Unit 15-16 The Dock, Ely CB7 4GS **TO LET £65,000 Pax**

Well Located Business/Trade Counter Unit (STP)

- Popular & Established Trade Counter Location
- Good Access to A10 & A142
- High Office Content Plus Ancillary
- Refurbishment Completion Spring 2023

793.55 sqm (8,542 sqft)

Location

The Dock is an established trade counter location on the eastern edge of Ely, close to the Tesco Superstore and main line railway station (Cambridge & London Kings Cross). The road network provides easy access to the A142 Ely Southern bypass, the A10 and the city centre. Cambridge by road approx. 15 miles and M11 junction approx. 18 miles. Existing occupiers in the locality include Jewsons, Medlock Electrical, Beggs & Partners and Ely Aquatics. Ely City centre provides a range of both local and national retailers, educational and leisure facilities.

Description

The property comprises an extensive business unit with ground and first floor offices together with ancillary storage and workspace which is currently being refurbished to a high standard. There is forecourt parking and additional space opposite. The unit will be ready for occupation in Spring 2023. Could be split.

Accommodation

The property has the following (approximate) net internal floor area:

	m ²	ft ²
Ground Floor		
Full-height Workspace	102.6	1,104
Reception/ WC's/ shower/ messroom/ kitchen	80.73	869
Workshop/Storage	131.72	1,418
Full-depth Offices	134.5	1,448
	449.55	4,839
First Floor		
Offices including meeting room	344	3,703
Overall	793.55	8,542

Services

We understand mains drainage, water and electricity are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Tenants are advised to contact the Local Authority to confirm the amount payable.

Rateable Value 2023/24	£59,000.00
Rates Payable	£30,208.00

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof. Please note that any lease will be subject to a satisfactory credit reference check.

Service Charge

Service charge will be payable.

VAT

VAT will be charged upon any rent negotiated.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting/sale.

EPC Rating

The property has an EPC rating of D.

Viewing

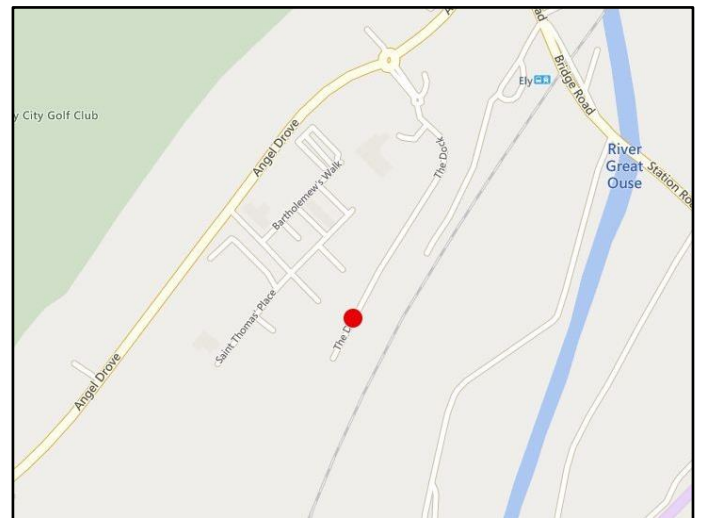
Strictly by appointment with the Letting Agent.

Brown & Co

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