



01553 778068 | KingsLynnCommercial@Brown-co.com



First Floor, Unit 5 & 10 Chettisham Business Park, Lynn Road, Chettisham, Ely CB6 1RY

TO LET - £25,000 Pax

High quality specialist Storage & Distribution Premises

- Fully insulated, stable environment storage with air conditioning and power-floated concrete floor
- Arranged at First Floor level serviced by large capacity 2 tonne goods lift
- Incorporates office, mess room and cloakroom facilities
- Attractive Rent and available for immediate occupation

580.72 sq m (6,251 sq ft)

Location

Chettisham Business Park is located some 3 miles north of Ely on the former A10 Littleport Road, adjacent to the level crossing and supports a wide range of businesses including Hollowseal Glass, Vion grain/feedstuff plant, MAC Construction, Nicholas and Morman Ltd and Winthorpe Ltd Landrover specialists.

From Ely follow Lynn Road from the City Centre towards Littleport and Chettisham Business Park will be found on the right-hand side after 3 miles, immediately before the level crossing.

Description

The property comprises part of a 3 storey 'Cold War' era Ministry of Food strategic cold store facility and is accordingly of extremely robust and heavily insulated construction, which now provides clean high secure storage with a very stable internal environment. Windows have been introduced into the offices and mess room and to the packing area and there is air conditioning in these two areas.

The accommodation is largely open plan with a clear height of approximately 3m (10ft) and a smooth 'power floated-style' concrete floor and is serviced by a large, 2 tonne capacity goods lift measuring 2.5m by 2.5m (8ft by 8ft) by 2.74m (9ft) high.

Externally, dedicated car parking is available.

Accommodation

	sq m	sq ft
Floor area NIA	580.72	6,251

Services

Mains water, three phase electricity are connected to the property with foul drainage to a private system serving the estate, operational cost being recovered by way of service charge along with maintenance of the communal roadway.

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

The property is currently assessed as part of a larger assessment and rates will be recovered on a pro rata basis. Rates payable est at just over £1 psf.

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 is subject to a satisfactory credit reference check.

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.

EPC Rating

The property has an EPC rating of D.

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
PE30 1JJ

John Weston

01553 778068
john.weston@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 17 April 2023