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TO LET

4 No. Warehouses, Iretons Way, Chatteris, Cambs, PE16 6UZ

Guide Rents: From £30,000 Per Annum

- Modern Warehouse Units
- Floor Areas: Unit 1 – 5,022 sq ft; Unit 2 – 4,640 sq ft; Unit 3 – 5,095 sq ft; Unit 4 – 4,288 sq ft approx
- Generous Yard Area
- Located in Secure Area
- Good Access to A142; A1M – 16 Miles
- Roller Shutter Heights – 15 ft approx.
- Immediately Available

Location

Chatteris is a small market town situated at the junction of the A141 and the A142, approximately 7 miles south of March; 20 miles north of Cambridge and 12 miles north west of Ely.

The Property

The subject property comprises of four modern warehouse units of steel frame construction with profiled metal cladding.

The specification includes lighting and three phase electricity. The buildings are also alarmed. All the units are insulated and each have a roller shutter door with a height of 15 ft or more approximately and a generous yard area.

The property also benefits from its own access road which could be controlled by a barrier entry system or similar as appropriate.

Accommodation

The units have the following approximate gross internal floor areas:

Unit 1

Ground Floor	467 sq m	(5,022 sq ft)
Mezzanine / Storage	130 sq m	(1,400 sq ft)

Unit 2

Ground Floor	451 sq m	(4,850 sq ft)
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Unit 3

Ground Floor	473 sq m	(5,095 sq ft)
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Unit 4

Ground Floor only	398 sq m	(4,288 sq ft)
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Planning

The units are understood to benefit from planning permission for agricultural use. Applicants are to make their own enquiries to the Local Authority for the intended use.

Services

Mains water and 3 phase electricity are connected to the warehouses. Fibre broadband is available.

Interested parties will be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

Terms

The units are offered on new full repairing and insuring leases on terms to be agreed.

Rent

Guide rents are as follows –

Unit 1 - £39,350 per annum
Unit 2 - £32,500 per annum
Unit 3 - £35,650 per annum
Unit 4 - £30,000 per annum

exclusive and payable quarterly in advance by Bankers' Standing Order.

VAT

VAT is payable at the prevailing rate.

Rates

2023 Rateable Value: To be assessed
2023/2024 Rate Poundage 49.9p/£
(Note: Transitional Relief/Charge may apply)

Viewing

Strictly by appointment through the sole letting agents:

Phil Cottingham
Tel: 01480 479089
Email: phil.cottingham@brown-co.com

Anne McGlinchey
Tel: 01480 479072
Email: anne.mcglinchey@brown-co.com

EPC Rating

Buildings 1-4 have an A Rating.

