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## **TO LET**

Building 6, Dean Drove, Iretons Way, Chatteris,  
Cambs, PE16 6UZ

**Guide Rent: £7.50 Per Sq Ft**

- Modern Warehouse Unit
- Floor Area - 1,291 sq m (13,900 sq ft)
- Height of Roller Shutters – 16–17 sq ft Approximately
- Generous Yard Area
- Located in a Secure Area
- Good Access to the A142; A1M – 16 Miles

## 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 a modern warehouse of steel frame construction with profiled metal cladding.

The specification includes lighting and three phase electricity. The building is also alarmed. There are two roller shutter doors with a height of 16-17 ft 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.

## Accommodation

The floor area of the property is as follows –

1,291 sq m (13,900 sq ft)

The building can be used for cold storage and benefits from 150mm insulation. There are 3 x 18m linear drains inside the building which start approximately 7m from the back wall.

## Planning

The current planning permission is for agricultural use.

There is potential for alternative uses (subject to planning).

## Services

Mains water and 3 phase electricity are connected to the property. 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 property is offered on a new full repairing and insuring lease on terms to be agreed.

## Rent

**Guide Rent - £7.50 psf equating to £104,000 per annum approximately.**

Such rent to be payable quarterly in advance by Bankers' Standing Order.

## Business Rates

2017 Rateable Value: TBA

2022/2023 Rate Poundage 49.9p/£

(Note: Transitional Relief/Charge may apply)

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

VAT payable at the prevailing rate.

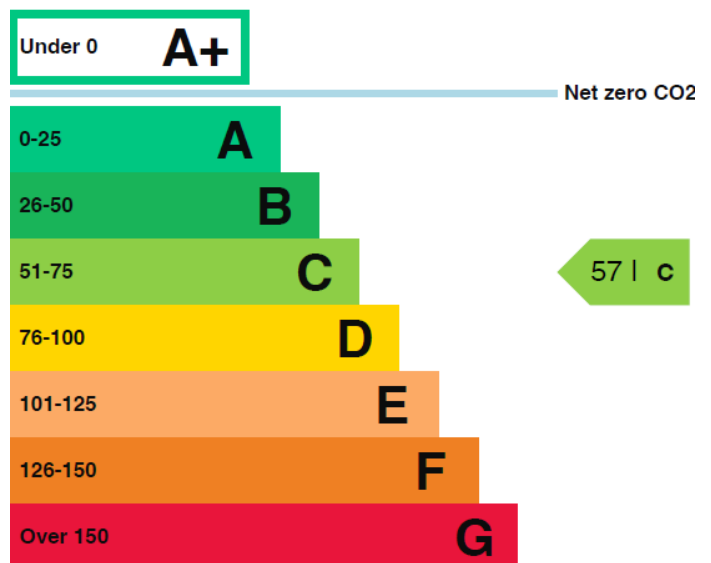
## Viewing & Further Information

Strictly by appointment with the sole letting agent:

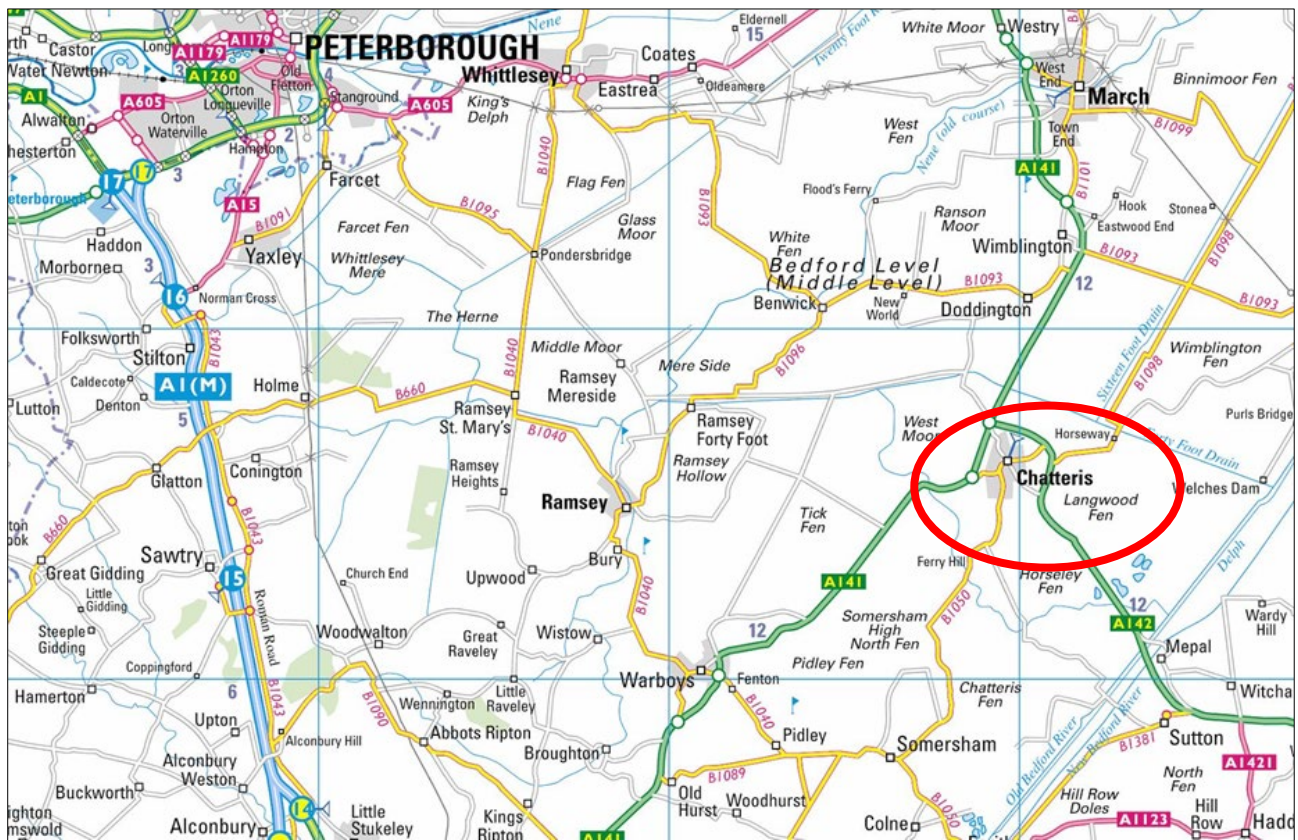
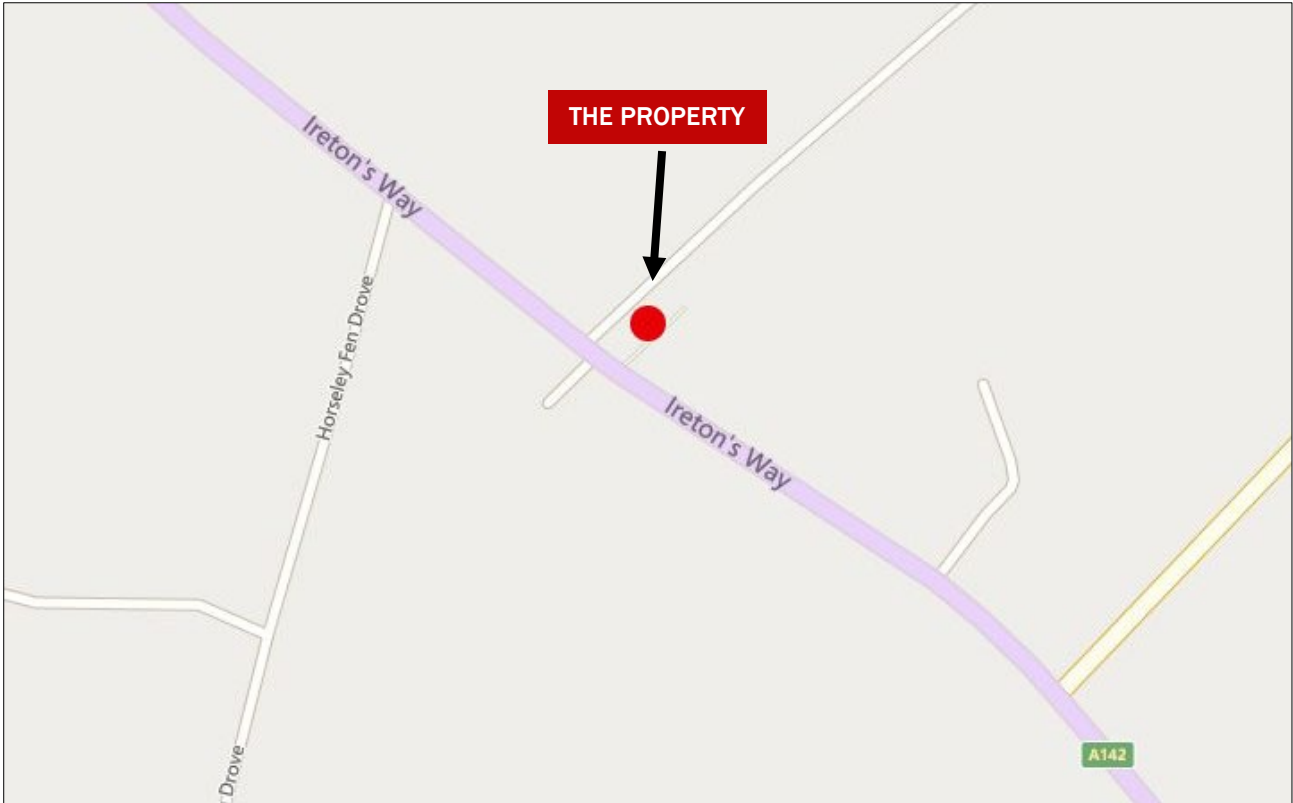
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## EPC







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