



## Building to let at Manderly Farm

Hill Row Causeway, Haddenham, Ely, Cambridgeshire, CB6 3PA

### BUILDING TO LET

£12,000 Per Annum

- 2,400 sq ft
- Close proximity to the A10
- Potential for a range of uses (subject to planning)
- Shared Parking/ Loading Yard
- Flexible Lease Terms
- Water and Single Phase Electricity



## Location

Manderly Farm is situated off Hill Row Causeway approximately 2 miles to the west of the village of Haddenham and approximately 5 miles to the west of the A10 roundabout at Stretham.

## Description

A former agricultural building situated within a shared concrete yard space together with parking, loading and turning space and benefitting from a secure gated entrance.

The building is of concrete frame construction with a dwarf block constructed wall and corrugated fibre cement sheeting to the walls and roof. The building has a concrete floor with access to the front of the building by an opening which would accommodate double sliding metal doors.

The building is connected to water and single phase electricity and benefits from a CCTV system.

## Accommodation

The building extends to approximately 2,400 sq ft (223 sq m) (GEA).

## Planning

The property has previously been used for agricultural purposes but has potential for a range of uses subject to planning.

It will be the responsibility of an incoming tenant to obtain the necessary planning consent for their proposed use.

## Business Rates

The property has not yet been assessed for Business Rates and it will be the responsibility of an incoming tenant to obtain the necessary assessment and pay any Business Rates.

## Service Charge

There is currently no service charge payable.

## EPC

The property is exempt from the requirements of an EPC.

## Terms

The property is available by way of a new direct lease on FRI Terms at a rent of £12,000 per annum (£1,000 per calendar month) exclusive of VAT and other outgoings.

A deposit of £1,200 would be payable on commencement of the lease.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewings and Further Information

Strictly through the sole agent, Cheffins.

Andrew Amey

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## Council

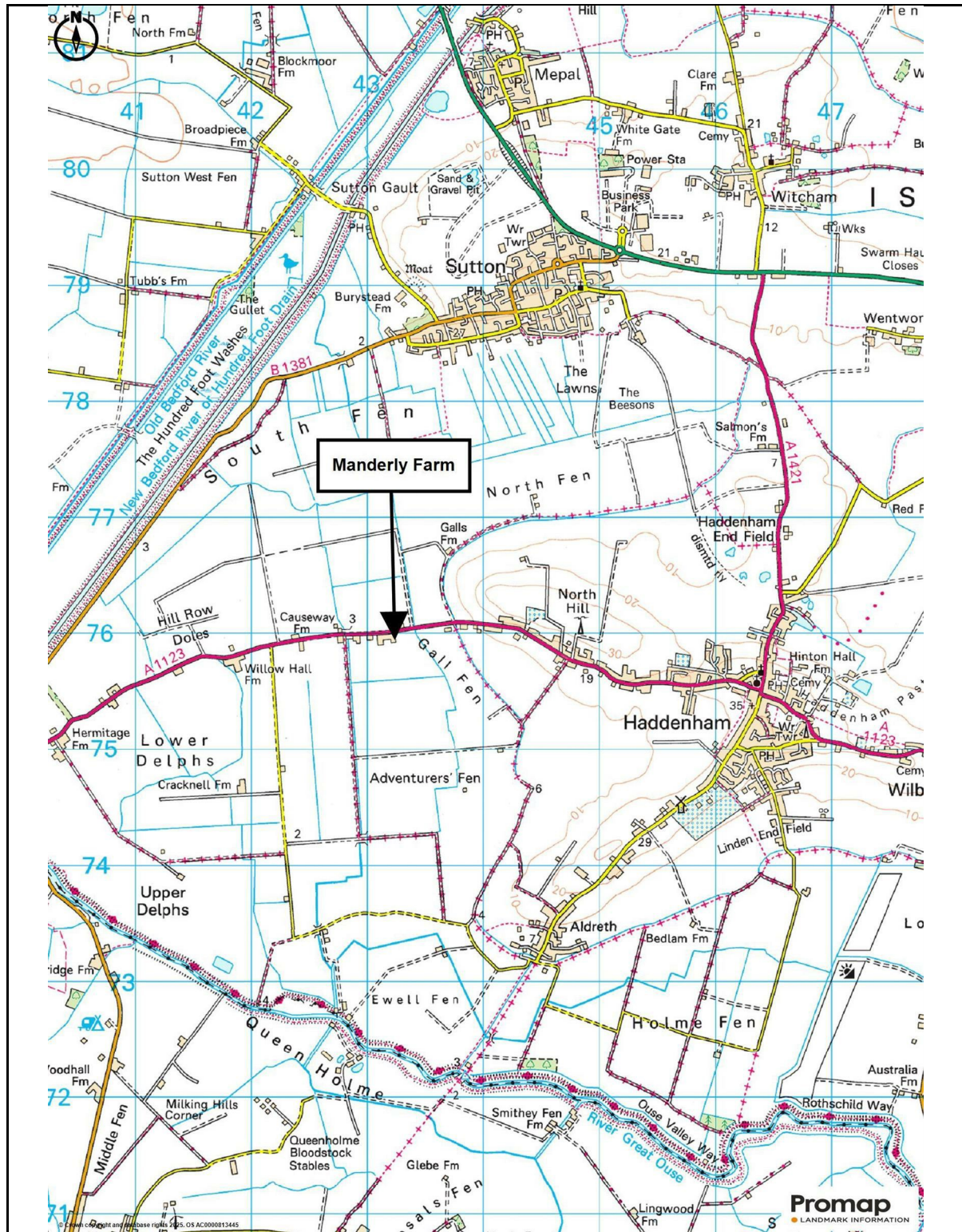
East Cambridgeshire District Council, The Grange Car Park, Nutholt Lane, Ely, CB7 4EE.



The Code for Leasing Business Premises in England and Wales recommends that you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.







Note: Not to scale – For guidance purposes only

#### Special Notes

1. As the seller's agent we are not obliged to carry out a full survey and are not conveying experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.