

INDUSTRIAL / WAREHOUSE - TO LET

Units 4, 5 & 6, Elean Business Park, Sutton, Ely, Cambridgeshire CB6 2QE



Rent: On Application

6 dock level loading doors

Comprehensive welfare and office facilities

Unit 4 - 2,899.91 sq m (31,215 sq ft)

Unit 5/6 - 12,688.55 sq m (136,578 sq ft)

Eddisons

ELEAN BUSINESS PARK

LOCATION

Elean Business Park is located on the northern edge of Sutton, approximately 7 miles west of Ely and 19 miles north of Cambridge. The property is accessed via the A142 which in turn gives access to the A10, south to Cambridge the A14 & M11, and north to Kings Lynn.

Approximate journey times to nearby centres are as follows:

Location	Miles	Minutes
Ely	6	14
Cambridge	19	40
Huntingdon & A1	20	30
Bedford	36	60
Felixstowe	73	90
London	79	140
Birmingham	100	125

DESCRIPTION

Unit 5 & 6

A standalone detached unit of approximately 120,581 sq ft of warehouse and office with first floor office and welfare facilities extending to a further 5,450 sq ft and mezzanine storage of 10,547 sq ft. The unit benefits from an internal eaves height of 7.5m rising to 11.5m, 6 dock level loading doors and 4 additional loading bays, extensive staff welfare facilities and offices. Externally, there is a substantial concrete yard and car park with marked parking bays for approximately 71 vehicles.

Unit 4

A detached warehouse comprising approximately 27,505 sq ft of warehouse with 6.75m eaves with offices and a mezzanine of 3,710 sq ft and benefiting from 3 roller shutter loading doors on the side elevation, with substantial concreted yard and approximately 24 car parking spaces to the front.





ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

Unit 5/6

	SQ M	SQ FT
Ground Floor Warehouse and Offices	11,202.33	120,581
First Floor Office/Staff	506.31	5,450
Mezzanine	979.81	10,547
TOTAL GIA	12,688.45	136,578

Unit 4

	SQ M	SQ FT
Ground Floor Warehouse and Offices	2,555.28	27,505
First Floor Offices and Stores	344.63	3,710
TOTAL GIA	2,899.91	31,215

SERVICES

Mains electricity, gas and water are understood to be available to the buildings. Interested parties are advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

RENT

Upon application.

Consideration will be given to letting Units 5 & 6 separately from Unit 4.

VAT

Vat will be charged on the rent.

LEASE TERMS

The units are available by way of a new lease on terms to be agreed direct with the landlord.





RATES

We understand from internet enquiries made from the VOA website that the property has the following current rateable values:

Unit 5 & 6	£775,000
Unit 4	£116,000

For the year commencing 1 April 2023 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

Unit 5 & 6	C (55)
Unit 4	C (64)

A copy of thy EPCs are available on our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Incorporating **Barker Storey Matthews**

150 High Street, Huntingdon, Cambs, PE29 3YH

(01480) 451578

Contact:

Stephen Power

stephen.power@eddisons.com

Matthew Hunt

matthew.hunt@eddisons.com

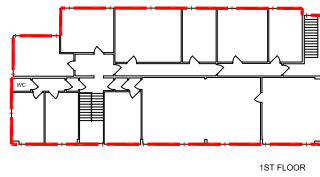
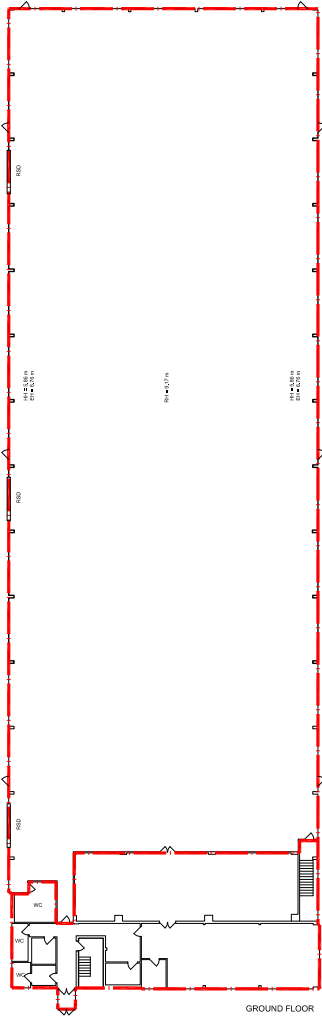
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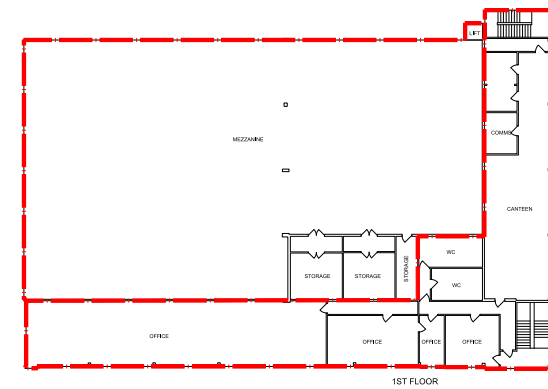
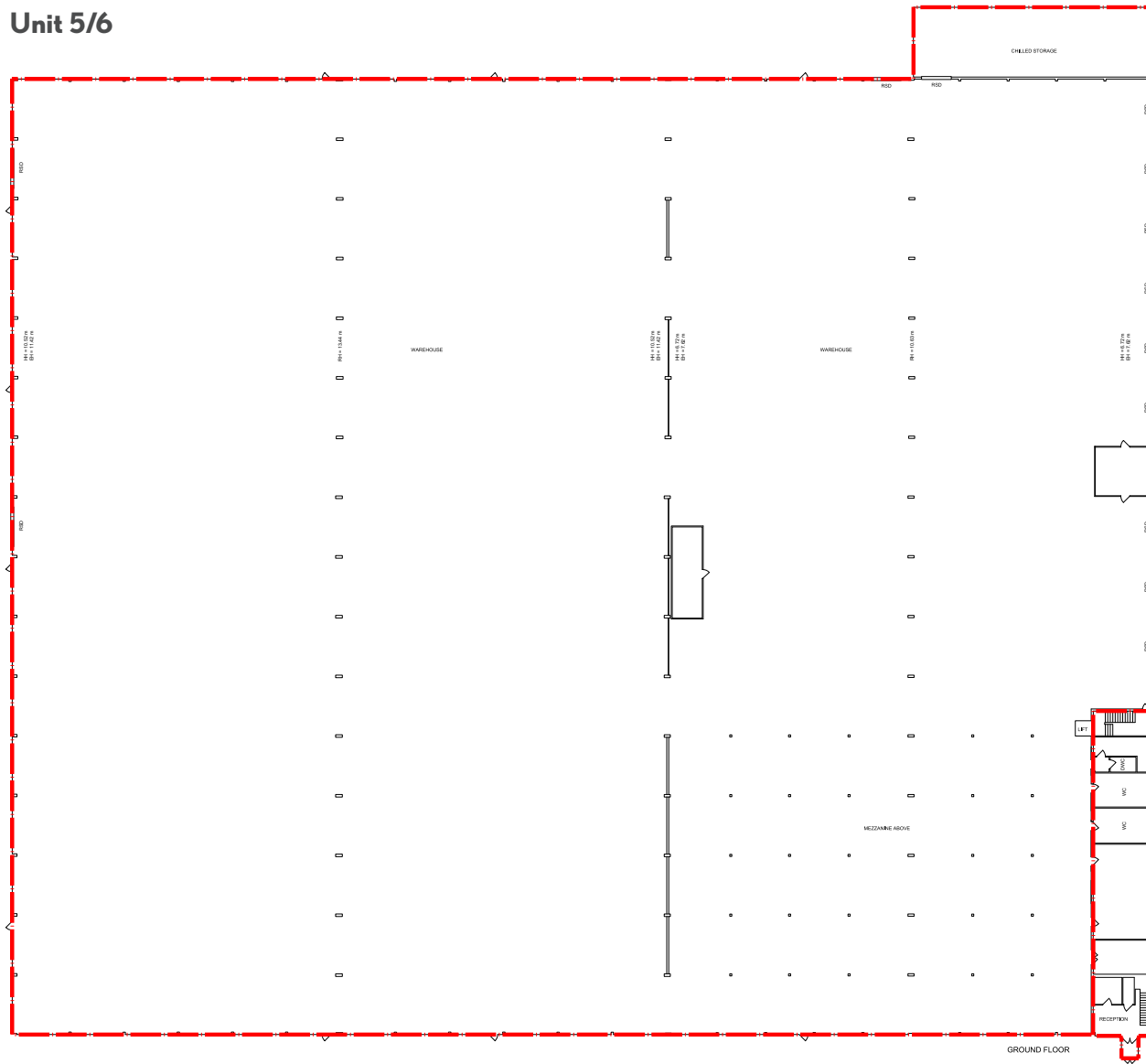
FLOOR PLANS

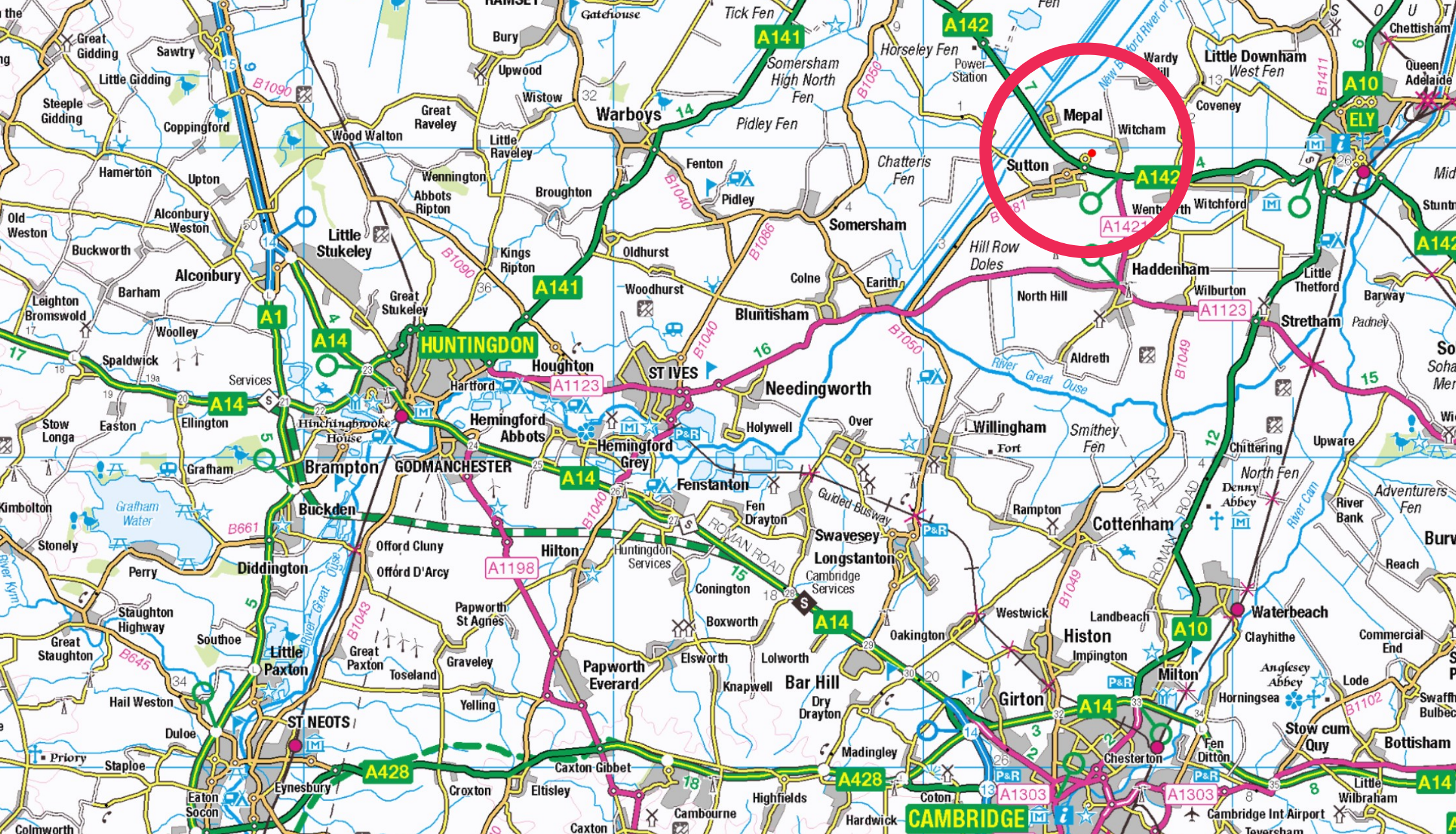
Unit 4



FLOOR PLANS

Unit 5/6





For more information, visit eddisons.com T: 01480 451578

Important Information

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