



- ⊕ Refurbished in 2021
- ⊕ 650 sq ft/ 60.38 sq m
- ⊕ Good access to Royston and Cambridge
- ⊕ Great rural views
- ⊕ Available Immediately



To Let

£7,800 Per Annum

Unit 2, Whitehall Farm, Ermine Way, Arrington, Cambridgeshire, SG8 0AG

Unit 2, Whitehall Farm, Ermine Way, Arrington SG8 OAG

Description

Whitehall Farm comprises a small business park currently offering 8 units located within Arrington, Cambridgeshire.

The site has recently undergone a refurbishment in 2021.

Unit 2 is an office/showroom and benefits from two rooms with French doors to one end. The property also has a built in storage/server room and access to a shared W/C and kitchen facility located within the building. The property provides approximately 650 sq ft/ 60.38 sq m gross internal floor area.

The unit has a great outlook onto open countryside. The property benefits from on-site parking.

Location

Whitehall Farm is located just outside the village of Arrington on the A1198. The properties benefit from good access to Royston (6 miles) and Cambridge (13 miles).

Services

We understand that mains electricity and water are available. However, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The unit is to be offered to let by way of a new internal repairing and insuring lease on terms to be agreed.

Service Charge

There will be no formal service charge but the tenants will be required to contribute to the maintenance and upkeep of shared facilities within the estate.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current ratable value of £9,800.00.

Please note it is the proposed tenant's / purchaser's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

Energy Performance Certificate Rating

Currently the property does not require an EPC.

Viewing

Strictly by appointment through Robinson and Hall LLP.



**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road,
Oakley, Bedford,
MK43 7TA**

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