



MAXEY  
GROUNDS

commercial@maxeygrounds.co.uk

01354 602030

Commercial

**To Let: £48,000 + VAT pa**



Ref: 23188E

**Unit 15 Oak Lane Business Park, Oak Lane,  
Littleport, Ely, Cambridgeshire CB6 1RS**

- Self-contained Warehouse Unit
- Business Park Location
- 753.5m<sup>2</sup> Gross Internal Area
- Heating and lighting
- Suit Range of Commercial Uses (STP)
- Easily Accessible from A10
- New Lease available





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**LOCATION** The property is located on an established Business Park on the outskirts of Littleport. The Business Park combines a mix of leisure and business uses.

The Business Park is easily accessible from the A10 running around the western side of Littleport and affording easy road access to Ely and Cambridge, the M11 and A14.

**DESCRIPTION** The property comprises a commercial warehouse unit extending to 753.5m<sup>2</sup> Gross Internal Area. The property benefits from a Roller Shutter Door and Personnel Door.

The property is currently partly racked. Further racking could be made available by the Landlord by agreement.

**OUTSIDE** Large shared surfaced yard providing generous parking, loading and turning space. Shared use of WC facilities on site.

**SERVICES** Single phase and 3-phase electricity connected to the building. Internal lighting and oil-fired heating system.

**TERMS** The property is offered To Let for a term to be agreed on a Full Repairing and Insuring basis, contracted out of the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954. Leases for in excess of three years will be subject to a three-yearly rent review cycle.

**RATES** Business rates, where applicable, are the responsibility of the occupier.

**VAT** The property is elected for VAT. VAT at the prevailing rate will, therefore, be charged in addition to the rent.

**LEGAL COSTS** Each party will be responsible for their own legal costs incurred in taking on the lease.

**VIEWINGS** For an appointment to view apply to the Agent. Further information from Alan Faulkner.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Owner nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the land and parties do so entirely at their own risk.

**PLANNING** The property would suit a range of commercial uses falling within Use Classes B2 and B8 as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended) subject to the necessary planning consents being in place. The property falls under East Cambridgeshire District Council.

**DIRECTIONS** From March proceed east on the Upwell Road (B1099). At the junction with Sixteen Foot Bank (B1098) turn left and proceed northeast for approximately 1.7 miles. Turn right onto the B1100 and proceed into Tipps End. Follow the B1100 round to the left and continue on to Welney. At the junction turn right onto the A1101 and follow that road all the way to the junction with the A10 on the outskirts of Littleport. Take the third exit at the roundabout and proceed south along the A10. At the next roundabout take the third exit onto Oak Lane and then veer right at the junction with Woodfern Road. Oak Lane Business Park is on the left-hand side and the Unit is to the rear of the site.

What3Words:///champions.touchy.trembles

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 9<sup>th</sup> December 2023

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.