CHEFFINS

TO LET

Ground Floor
Suite 2, Prospect House
3 St Thomas' Place
Ely
Cambridgeshire
CB7 4EX

68.82 sq m (741 sq ft)

- Self contained office suite
- Located on business park, close to station
- Comfort cooling/heating

Location

Ely is a fast expanding City with a population of approximately 18,000. The East Cambridgeshire District, to which Ely is central, is one of the fastest growing districts in England.

Cambridgeshire Business Park is located to the south east of the City, off Ely's southern bypass and in close proximity to the train station and Tesco superstore. The park serves as Ely's premier office location and is occupied by a number of international and local businesses including Thorlabs, Oil & Gas Holdings Ltd, ALS Foods & Pharmaceutical, Cambridge Life Sciences and NFU Mutual.

Ely Station serves as a key railway hub to the region with daily services running to major destinations including Leicester, Birmingham, Sheffield, Nottingham, Manchester, Norwich, Cambridge, Stansted Airport, Ipswich and London Kings Cross. There is a direct route from Ely to Cambridge Science Park.

Description

The subject suite forms part of a detached two-storey office building configured to provide four office suites off a central lobby/stairwell, each with its own toilet and electric sub-meter. The property has been fitted to include comfort heating/cooling, 3-compartmental perimeter trunking and recessed lighting. There are 9 parking spaces in total (two allocated per office + 1 for visitors).

Accommodation

The accommodation has the following approximate net internal areas:

Suite 2	68.82 sq m (741 sq ft)

Planning

The property is an office falling under Class E (c) of the Town and Country Planning (Use Classes) Order 2022. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a rateable value of £9,700. An occupier may be able to benefit from small business rates relief in which case no business artes are payable.

However interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on 0845 7023 092.

Service Charge

A service charge will be applicable for the maintenance of the building and upkeep of the communal areas on the estate.

EPC

The property has an EPC Rating of B (49).

Terms

The premises is available on a new direct lease for a term to be agreed at a rent of £12,000 per annum.

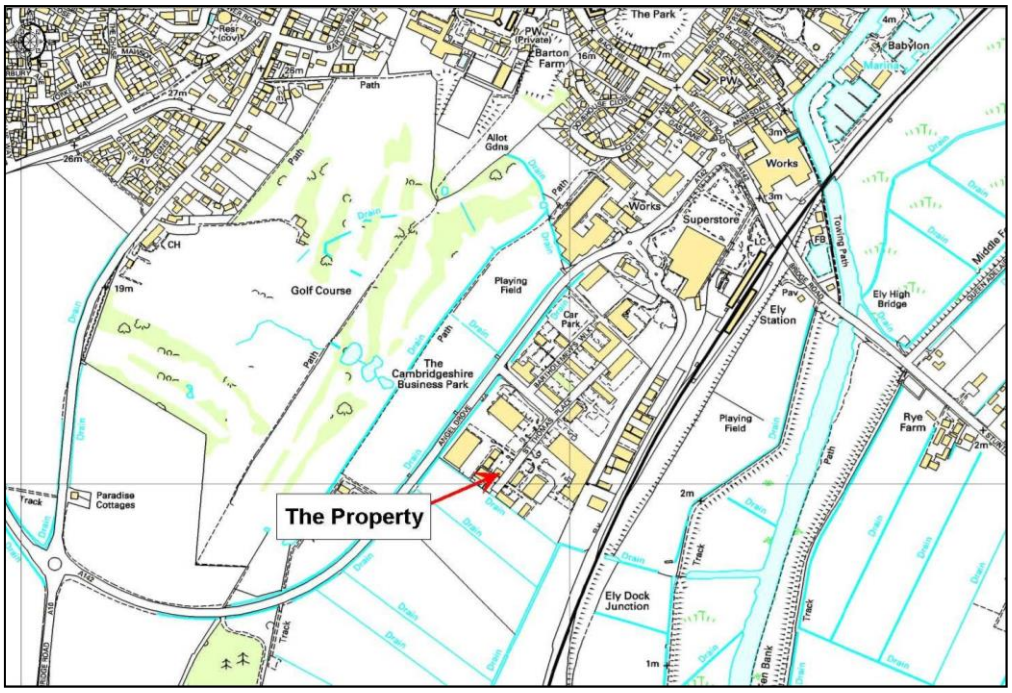
Legal Costs

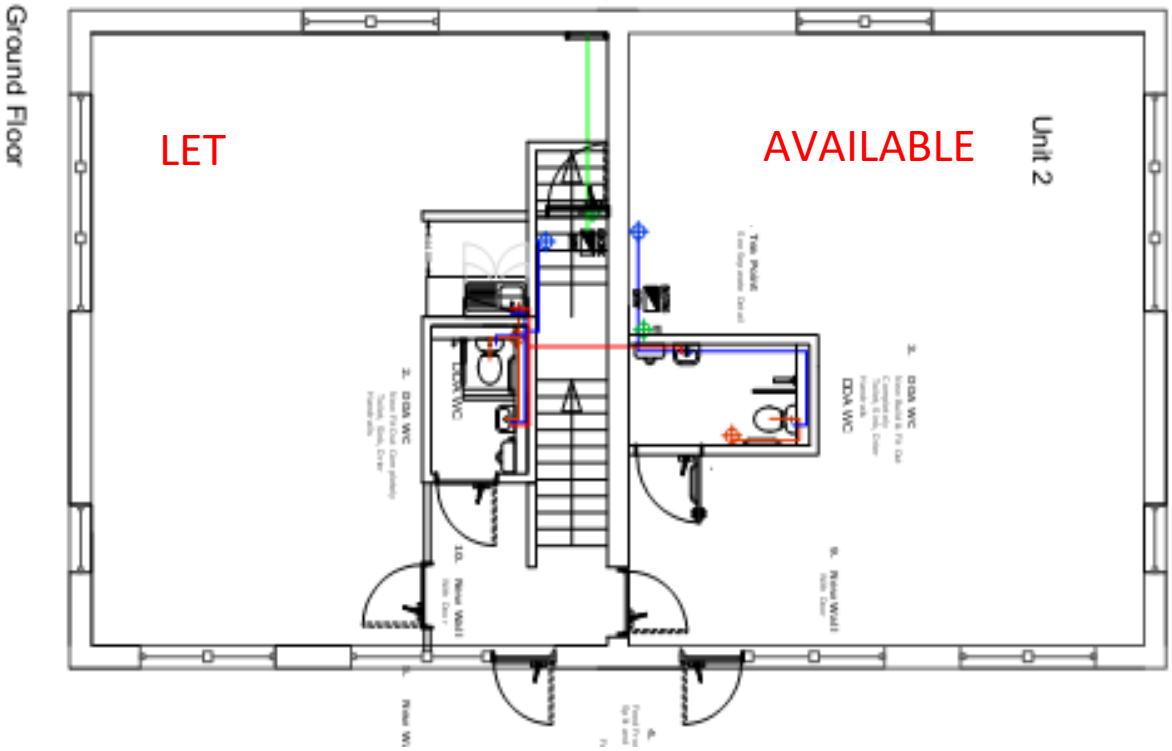
The incoming tenant to bear the landlord's reasonable legal costs.

Viewing and Further Information

Strictly through the joint sole agents, Cheffins:

Alexander Smith
Tel: 01223 213 666
Email: alexander.smith@cheffins.co.uk





The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.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 or 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.