

TO LET

LIMITED FREEHOLD AVAILABILITY



LIGHT INDUSTRIAL UNITS

1,572 – 5,694 sq ft (146.04 – 528.99 sq m)

Isleham Business Park
CAMBRIDGESHIRE | CB7 5QZ

- Brand new light industrial units
- Allocated parking provision
- 3 phase power supply
- Standard estate lease terms

Location

Isleham Business Park is a commercial location approximately 5.5 miles away from the A14 dual carriageway, which provides fast access to Cambridge, Ipswich, and the East Coast Ports, and in addition, to Stansted Airport, London and the M25 via the A11/M11. The Business Park is located on Hall Barn Road, off Fordham Road, which is the south-western entrance into Isleham village.

The village is served by several amenities, including a Co-op grocery store, Post Office, 3 public houses, 3 churches, a community centre, sports club, and a primary school.

Driving distances (miles)

Newmarket.....	7	Felixstowe.....	60
Cambridge.....	19	M11, Junction 9.....	21
Stansted Airport.....	39	A1.....	40
Norwich.....	48	M25.....	57

VIEW IN GOOGLE MAPS





Light Industrial Business Units

We are pleased to offer 26 brand new light industrial units, for rent or for sale freehold, at the Isleham Business Park.

The premises are available with planning consent for Use Class B1/B2/B8 and comprise no first floor space. This provides occupiers with a 'blank canvas' opportunity in which to install non-structural fit out to suit their business needs.

The specification includes automated roller shutter doors, LED lighting, WC and kitchen facilities, pedestrian reception/office accommodation, allocated parking spaces and a three phase power supply. The minimum eaves height is approximately 6m. The units have been finished to a good quality light industrial specification, including breezeblock lower elevations, profile metal clad upper elevations under a pitched insulated roof.

**Genuine industrial
and production units
with an opportunity
to create a hybrid
business premises by
constructing first floor
mezzanine space**

Specification



6m eaves height allowing full double storey use should mezzanine be future fitted



Allocated parking provision



Low voltage LED lighting throughout



24/7 access with no restrictions on hours of business



Tea station with sink, storage and electric points



Estate wide CCTV with ANPR facilities



3 phase power supply



Mains drainage and water supply



Broadband linked to fibre which is a provision included within the service charge by the management company or alternatively there is FTTP for own connections via providers



Single span steel portal frame construction



Accommodation

The property has the following approximate gross internal floor areas:

UNIT NO.		SQ M	SQ FT
1	UNDER OFFER	204	2,196
2		204	2,196
3	Let	146	1,572
4		146	1,572
5	Let	170	1,830
6	Let	111	1,194
7	Let	111	1,194
8	Let	140	1,506
9	UNDER OFFER	140	1,506
10	Sold	150	1,614
11	Let	150	1,614
12		170	1,830
13		170	1,830
14		189	2,034
15		189	2,034
16		189	2,034
17	Let	146	1,572
18	Let	146	1,572
19		146	1,572
20		146	1,572
21		186	2,002
23	Let	163	1,755
24	Let	146	1,572
25		146	1,572
26		146	1,572
27		186	2,002
Total		4,119	44,337



Site Plan

The structural ceiling to the office area is designed to facilitate easy expansion at the first-floor level, ensuring scalability for growing businesses.

Natural light floods the workspace through the front windows, supplemented by ample roof lights, promoting a vibrant and efficient working environment.

Security is paramount, as evidenced by high-security steel multipoint locking pedestrian access doors and galvanised finish throughout. The units are equipped with electrically operated roller shutter doors, measuring 3.5m wide and 5m high, ensuring seamless access for vehicles and machinery.





Planning

The properties are available with a permitted use for Use Class B1/B2/B8 of the Town and Country Planning (Use Classes) Order 1987.

VAT

The properties are elected for VAT so VAT will be payable on the rent and other outgoings.

EPC

- Units 1 to 5 – C 51
- Units 6 to 27 – B 50

Terms

There are a limited number of freehold options available. For further information, please contact the agent.

VIEWING AND FURTHER INFORMATION STRICTLY THROUGH THE SOLE AGENTS

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