



Unit 5, Saxon Business Park, Littleport, Ely CB6 1XX

**For Sale Guide Price £695,000**

**Showroom / Workshop Premises with extensive yards/display & Development Land**

- Rare Freehold opportunity
- Highly Prominent Location on main A10
- Site Area 0.398 ha (0.984 acres)
- Well-presented modern building
- Potential Development Plot of 0.43 acres
- Of interest to owner occupiers and investors

**424.75 sqm (4,572 sqft)**

**John Weston**

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**BROWN & CO**

Property and Business Consultants

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## Location

Saxon Business Park lies on the western edge of Littleport and directly overlooks the busy A10 Ely-Littleport Bypass, some 6 miles north of the historic City of Ely. The City of Cambridge and the A14 (M11) lies 18 miles to the south whilst King's Lynn and Downham Market are 23 and 12 miles respectively to the north.

Littleport is an expanding town, benefiting from the 'Cambridge Effect' with new estate-scale residential developments being undertaken by several national housebuilders, including a major new housing estate immediately next door to this property.

Saxon Business Park itself extends to some 15 acres and supports a range of retailer Delaynies and Jurassic Bark, LG Car sales together with Armourstore self-storage and a wide range of commercial trades and businesses.

Unit 5 is prominently located at the front of the estate overlooking the A10 and has traded as Fenland Hot Tubs since being built in 2005.

## Description

Unit 5 comprises a detached, modern steel portal frame showroom and workshop premises set on a generous plot extending to just under 1 acre, with full perimeter fencing and gates.

The building is designed as two workshop units, one of which (Unit 5a) is let until 30th November 2026 and the other (Unit 5) incorporates a front and side showroom extension and mezzanine storage. There is outside display space alongside the showroom and the yard area in front of the building is well consolidated gravel with integral drainage.

There are storage compounds to the side of the yard opposite the building and an extensive landscaped area laid to grass to the side of the building extending to 0.43 acres of potential development land.

## Tenure

The whole property is offered for sale with full, immediate vacant possession save for Unit 5a where vacant possession is available, (if required) from 1<sup>st</sup> December 2026.

Unit 5a is held by Littleport Timber Buildings on a lease until 30th November 2026 excluding security of tenure. This entitles the freeholder to obtain vacant possession as of right, at their discretion at the end of the current lease term. Details available on request.

## Accommodation

The property provides the following gross internal floor area:-

Description	sqm	sqft
Workshop & showroom (Unit 5)	243.68	2,623
Mezzanine	37.44	403
Workshop (Unit 5a)	143.63	1,546
<b>Overall</b>	<b>424.75</b>	<b>4,572</b>

## Services

The property has a mains 50KVa three phase electricity supply and mains water connection. Foul drainage is self-contained.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£6,200 (Unit 5 - Warehouse/Yard)
Rates payable for 2023/2024	£3,093

Rateable Value (1 April 2023)	£5,300 (Unit 5 - Showroom)
Rates payable for 2023/2024	£2,644

Rateable Value (1 April 2023)	£5,200 (Unit 5a)
Rates payable for 2023/2024	£2,594

## Terms

The property is offered for sale of freehold with vacant possession save for the tenancy detailed above at a guide price of £695,000.

Consideration may be given to the separate sale of Unit 5 / 5a and front yard on 0.51 acres and the 0.43 acres of development land.

## VAT

VAT will not be charged upon any sale price negotiated.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

To be advised.

## Viewing

Strictly by appointment with the agents:-

### John Weston

Brown&Co King's Lynn Office  
01553 778068  
[john.weston@brown-co.com](mailto:john.weston@brown-co.com)

### Alex Brown

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