

Business Unit - To Let

Unit 12 Hall Barn Road Industrial Estate, Isleham, Cambridgeshire, CB7 5RJ

Merrifields



Size: 2,032 Sq Ft

Modern specification with forecourt parking

Ground floor storage space and first floor office


Good access on a well maintained site


Located on Hall Barn Road Industrial Estate

Available immediately on terms to be agreed



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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

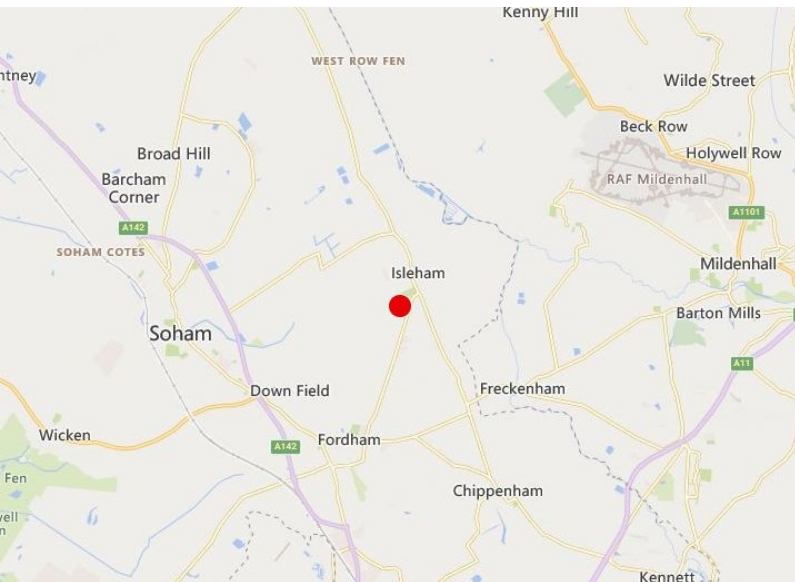
The unit is located on the Hall Barn Road Industrial Estate in Isleham 8 miles from Newmarket and Ely.

The unit is split over ground and first floor. On the ground floor is storage space accessed via roller shutter door, a small office and two WCs. On the first floor is an open plan office that benefits from a suspended ceiling with inset lighting, air cooling and heating, floor boxes and kitchenette. The space can be made available with office furniture and telephony infrastructure subject to terms. The forecourt to the front of the property allows for parking of 3 cars.

Accommodation

The property has been measured to produce the following approximate NIAs:

Ground Floor	1,028 Sq Ft	95.5 Sq M
First Floor	1,004 Sq Ft	93.27 Sq M
Total	2,032 Sq Ft	188.77 Sq M



Availability

The unit is available immediately on new lease terms to be agreed.

Rent

£17,500 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The Rateable Value is to be reassessed on subdivision. Small Business Rate Relief may be available.

Service Charge

The tenant will cover the landlords costs of the service charge for the maintenance of the common areas of the estate.

Costs

The tenant will cover any abortive costs incurred by our client.

Use & Planning

The premises are suitable for office and professional services uses within an E use class. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

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