01553 770771|KingsLynnCommercial@Brown-co.com

Unit 7 Chettisham Business Park LYNN ROAD

Chettisham, Ely CB6 1RY

TO LET £10,000 pax

Ground Floor Lock-up Unit Providing Workshop/Warehouse & Office Space

- Accessible Location
- Yard space available
- Secure accommodation
- Ample parking

137.21 sq m (1,477 sq ft)

Location
Chettisham Business Estate is located on the former A10 2 miles north of Ely and serves a number of companies and businesses including Hollowseal Glass, MAC Construction, and Ely Cross Country Vehicles.

From central Ely take Lynn Road and follow to the north. Chettisham Business Estate will be found on the right just before the level crossing. The property is located to the rear of the main block and is identified by our board.

Description
The property comprises part of the former Ministry of Food depot and cold store complex and is of particularly robust construction giving high degree of physical security and a stable storage environment. Internally the accommodation is currently arranged to provide lobby, potential office/reception, further open plan workspace with newly installed cloakrooms, stores and workshop space with new roller shutter door.

Externally there is a substantial concrete/tarmac yard with car parking directly opposite.

Accommodation

	m²	ft²
Reception Office	18.6	201
Work Space	34.23	369
Plus Stores & Cloakrooms		
Workshop	65.8	709
Overall	118.63	1,279

Services
Mains electricity and water supplies (via service charge) drainage self-contained system.

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 in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value	£2,850
Rates Payable	£0

Terms
The property is offered to let on a new lease for a minimum term of 3 years.

VAT
It is understood that VAT is/is not applicable.

Legal Costs
The ingoing tenant will be expected to bear the Landlord's reasonable legal costs incurred in the preparation of this lease.

EPC Rating
The property has an EPC rating of E.

Viewing
Strictly by appointment with the Letting Agent.

Brown & Co
Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
PE30 1JJ

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