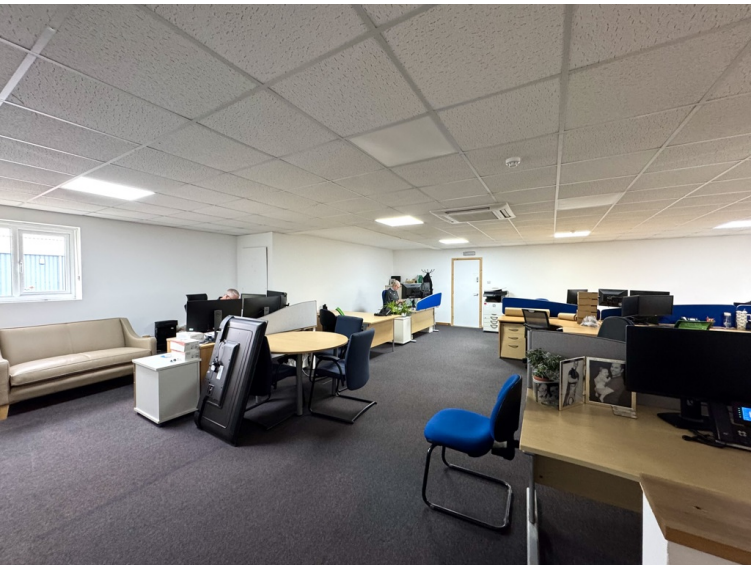
Business Unit - To Let

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

01284 700 700

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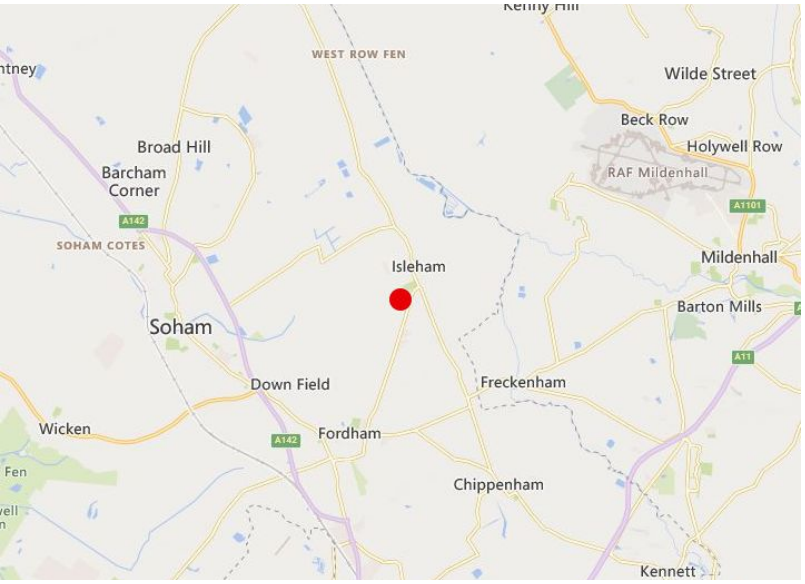
Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

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 NIA(s):

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 or to purchase to be agreed.

Rent
£17,500 per annum exclusive.

Price
£235,000 exclusive.

VAT
The premises are not opted for VAT.

Business Rates
The Rateable Value is to be reassessed on subdivision.

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.

Merrifields

Viewing & Further Information

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REF: A000712 / 27.10.26

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