

## First Floor Office - To Let

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

# Merrifields



Size: 892 Sq Ft

Modern specification

Forecourt parking


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  
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## Description

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

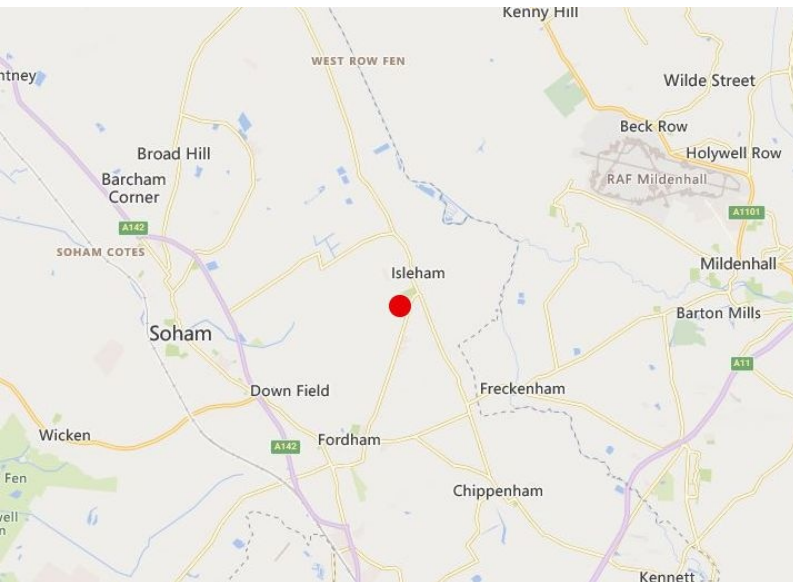
The space is situated on the first floor of Unit 12 and accessed via a shared entrance on the ground floor. The specification of the office includes a suspended ceiling with inset lighting, air cooling and heating, floor boxes, kitchenette and w.c facilities. The forecourt to the front of the property allows for parking of 3 cars.

The space can be made available with office furniture and telephony infrastructure subject to terms.

## Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Total	892 Sq Ft	82.87 Sq M
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## Availability

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

## Rent

£9,000 per annum exclusive.

## VAT

We await confirmation on whether the premises are 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 B (28).

## Viewing & Further Information

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REF: A0712 / 10.07.24

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