

Modern Business Unit - To Let

Unit 19 Hall Barn Road Industrial Estate, Isleham, Cambridgeshire, CB7 5RJ

Merrifields



Size: 926 Sq Ft

Located on Hall Barn Road Industrial Estate


Approximately 5.3 miles from the A14 and A11


Flexible lease terms considered

Loading and parking areas

Available immediately on terms to be agreed

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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

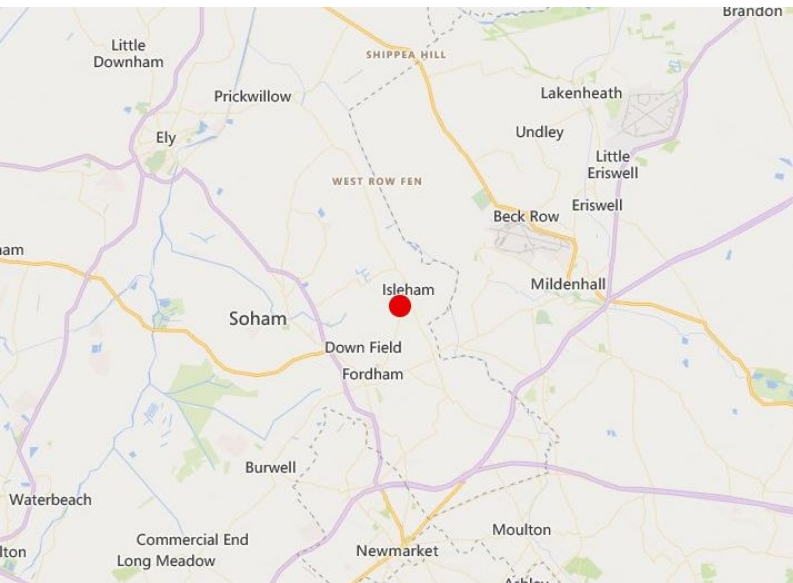
The unit is located on the Hall Barn Road Industrial Estate in Isleham 8 miles from Newmarket and Ely. Unit 19 is a traditional steel framed terrace industrial unit with external plasticised insulated cladding to the elevations and roof. The unit accommodation is predominately warehouse with a small office accessed off the main pedestrian entrance door. The specification includes a concrete floor, strip lighting, w.c and an up & over access door. The forecourt to the front of the property allows for parking and a loading areas.

Flexible and short lease terms will be considered and the unit can be let with the property immediately next door subject to agreeing terms.

Accommodation

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

Total	926 Sq Ft	86.03 Sq M
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Availability

The property is available TO LET immediately on terms to be agreed

Rent

£10,000 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The Rateable Value is £10,250 (2023).
Small Business Rate Relief may be available.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The current planning use is light industrial within an E use class. The premises may be suitable for any use within use class E or B2 and B8 uses subject to planning permission.

EPC

The EPC ratings are: Unit 19 - C (60).

Viewing & Further Information

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