

Modern Business/Workshop Unit - To Let

Unit 20 Hall Barn Road Industrial Estate, Isleham, Cambridgeshire, CB7

Merrifields



Size: 667 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

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

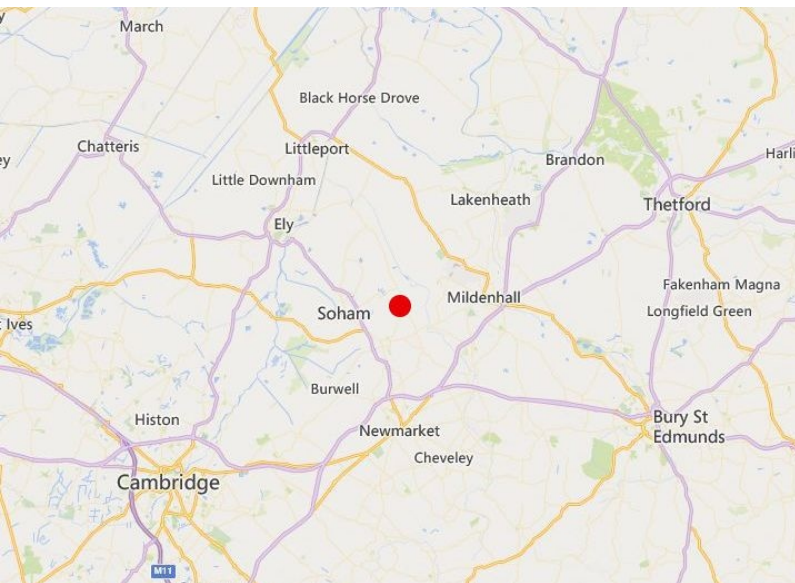
The unit is located on the Hall Barn Road Industrial Estate in Isleham 8 miles from Newmarket and Ely. Unit 20 is a small steel framed end of terrace business unit with plasticised metal sheet elevations and roof. Internally there is a storage/workshop area with a small office and w.c. The specification includes part suspended ceiling with inset lighting, a concrete floor and whiterock wall cladding. 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	667 Sq Ft	61.96 Sq M
-------	-----------	------------



Availability

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

Rent

£6,500 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 £6,500 (2023).
Small business rates 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 rating is B (34).

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0721 / 22.08.24

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.