

## Business / Workshop Unit - To Let

6 Broads Road Business Park, Burwell, Cambridge, Cambridgeshire, CB25 0BT

# Merrifields



Size: 1,566 Sq Ft

Business Unit located in Burwell

Workshop or storage unit


First Floor office areas


Suitable for storage, workshop and other uses STPP

Available To Let on terms to be agreed



 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

## Description

Business Unit located on Broads Road Business Park in Burwell. The unit is within 4 miles of the A142 road between Newmarket and Ely. The unit consists of an open plan workshop / storage area on the Ground Floor with a WC and kitchenette and a First Floor Office area. Externally there is a parking and loading area.

## Accommodation

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

Total	1,566 Sq Ft	145.48 Sq M
-------	-------------	-------------

## Availability

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

## Rent

£12,000 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 £9,100 (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.

## Use & Planning

The premises are suitable for workshop, storage and other Business Services uses within a B2, B8 and E use class STPP. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is E (123).

## Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0753 / 30.10.24

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.

