Business / Workshop Unit - To Let

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

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Size: 1,566 Sq Ft

Business Unit located in Burwell

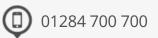
Workshop or storage unit

First Floor office areas

Suitable for storage, workshop and other uses STPP

Available To Let on terms to be agreed







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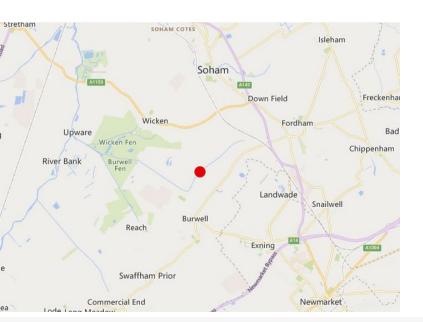
Description

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).

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Viewing & Further Information

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REF: A0753 / 30.10.24

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