

## Office/Business Unit - To Let or For Sale

Unit 11 Hall Barn Road Industrial Estate, Isleham, Cambridgeshire, CB7 5RJ

# Merrifields



Size: 1,500 Sq Ft

Modern unit fitted out with offices and stores


3 parking spaces


Good access on a well maintained site

Located on Hall Barn Road Industrial Estate

Available immediately for sale or to let on terms to be agreed

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

## Description

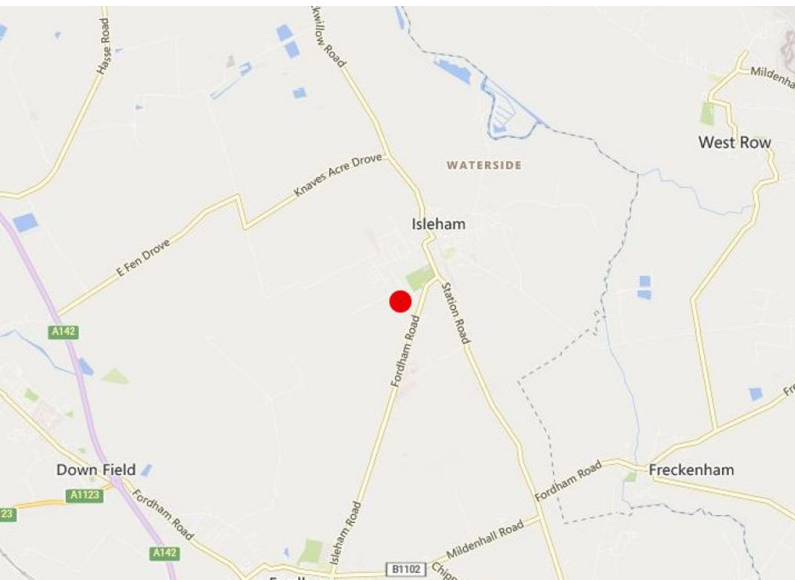
The unit is located on the Hall Barn Road Industrial Estate in Isleham 8 miles from Newmarket and Ely.

Traditional steel framed inner terrace industrial unit with external plasticised insulated cladding, translucent roof lights, personnel door and roller shutter door to the front. The unit has been fitted out with a mix of offices and storage areas on the ground floor with offices on the first floor. The specification includes LED lighting, carpeting, kitchen and WC facilities. The forecourt to the front of the property allows for parking and a loading area.

## Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	1,500 Sq Ft	139.35 Sq M
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## Availability

The unit is available on terms to be agreed

## Rent

£18,500 per annum exclusive.

## Price

£250,000 exclusive.

## VAT

We await confirmation on whether the premises are opted for VAT.

## Business Rates

The Rateable Value is £11,250 (2023).  
Small Business Rate Relief may be available.

## Service Charge

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

## Costs

The tenant or purchaser will cover any abortive costs incurred by our client.

## Use & Planning

The current Planning use is B1 within a new class E use. The premises may be suitable for any use within use class E or B2 and B8 uses subject to planning permission. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

## EPC

# Merrifields

## Viewing & Further Information

### Jack Hastings

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REF: A000867 / 22.01.26

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