

Potter Space
Ely



Unit 12

Unit 12

15,823 sq ft (1,470 sq m)

To Let

 **Potter
SPACE**
Home for business

Queen Adelaide Way, Ely, Cambridgeshire, CB7 4UB

Potter Space Ely

Unit 12

Unit 12 comprises an 15,823 sq ft (1,470 sq m) modern warehouse unit and small yard.

Available Immediately

The property offers a rare opportunity to acquire a genuine economical storage and distribution space in a location which is beneficial for occupiers linked to the light industrial, agri-tech and agricultural engineering sectors.

Terms

Available upon request



7m eaves height



loading via 2 doors



3 phase power supply



Concrete yard access



60 car parking spaces



Access to welfare facilities



About

Potter Space Ely

Potter Space Ely, is a multi-let industrial estate offering high-quality warehouse space and open storage in Ely, approximately 15 miles north of Cambridge.

The site offers an opportunity to acquire units ranging from 1,900 sq ft to 15,823 sq ft along with a wide array of open storage opportunities. This genuine economical storage and distribution space is in a location which is beneficial for customers linked to the light industrial, agri-tech and agricultural engineering sectors.

The site is fully managed to help with any queries and to ensure the business park and commercial property is well-maintained.

Customers:

angel^{Trains}

horizon

dras ENGINEERING

Brin Eassey Transport Ltd

B66ks Ltd

TILLICOUNTRY
QUARRIES

READYPOWER
SECURE

mlh
transport

Key Features:

- Over 70 acres
- Superb access to the new Ely southern link road, M11, A14 and A1
- Regular direct rail links to, Southampton, Cambridge, London (including London Gateway) and access to regional rail links
- Close proximity to the ports of Felixstowe, Harwich, Hull and Immingham
- Easy reach of Northampton, Cheltenham, Norwich, London, Cambridge, Newmarket and Peterborough
- Development opportunities available for commercial use
- Building space ranges from 3,000 sq. ft to 83,000 sq. ft



Site covered
by CCTV



Parking
spaces on site



Management
team on site



Rail connected
park



Regional road
access A10/A142

Site Plan:

- Unit 12
- Existing units
- Open storage yards
- Open storage plots
- Quarry

Railway connections from Ely station to:

North
Peterborough
Kings Lynn
Norwich

South
Kings Cross
Bury St Edmunds



An unrivalled location

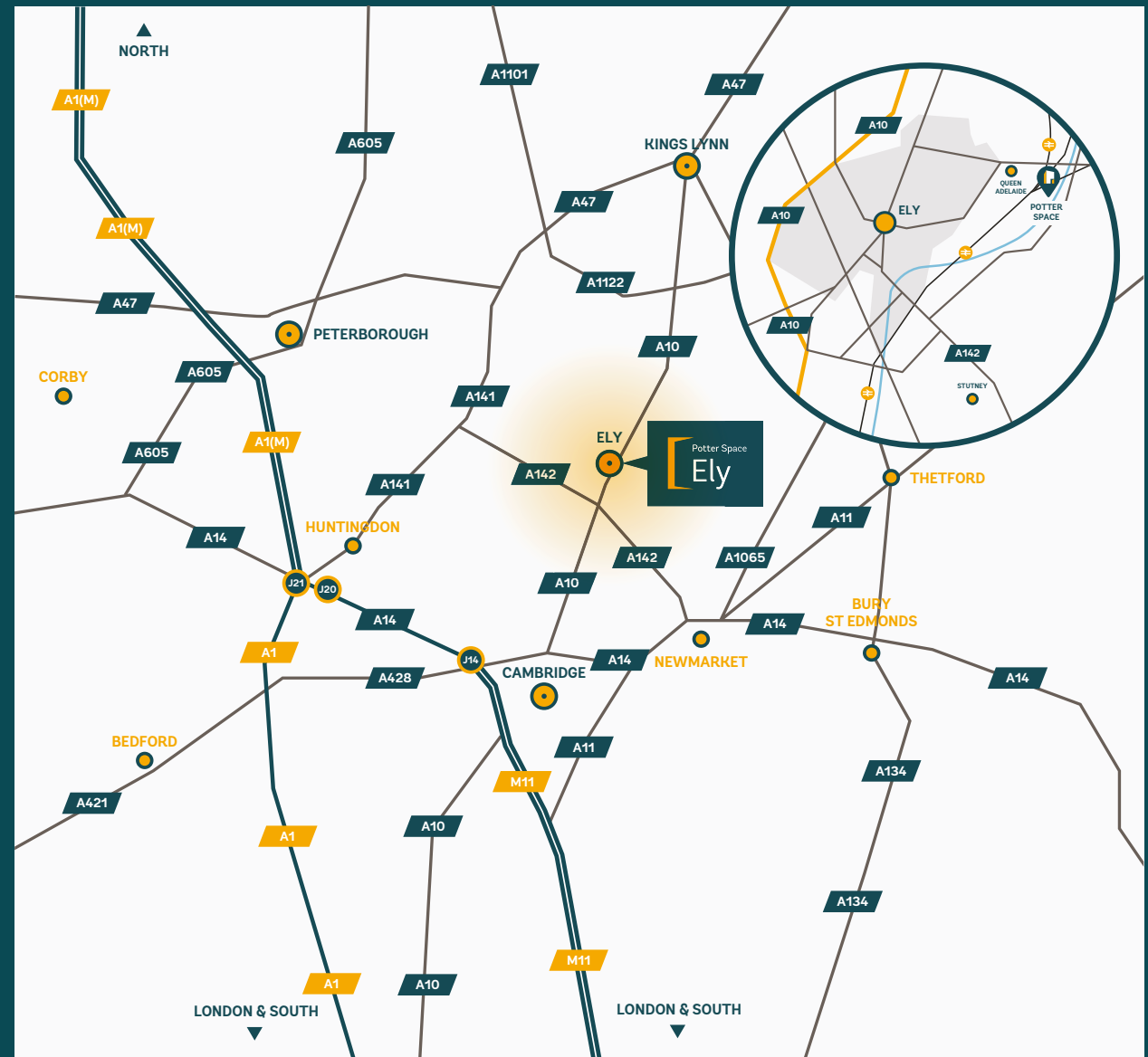
Serving the south east of England, Potter Space Ely has excellent road and rail links with the port of Felixstowe just 79 miles away via the A14 and Cambridge 17 miles away via the A10.

The business park has superb access to the Ely southern link road and major regional rail links, as well as being close to the A11, A14 and A1 and is 2 miles from Ely station.

The open storage land available forms part of a large logistics facility with its own dedicated access.

Drive times*	Miles	Time
Cambridge	18.8	38 minutes
Huntingdon	24.4	40 minutes
Thetford	25.8	44 minutes
Peterborough	32.2	54 minutes
London	80.2	1 hour 48 minutes

Source: *AA Route Finder



Map: Not to scale

Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.

All enquiries:



Luke Davenport



Charles Binks
Harriet Willmott
Iain Keys



A development by:



Call: 0113 4650 555 | Email: info@potterspace.co.uk

The code for leasing business premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. the code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. these particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. all prices and rentals quoted are exclusive of vat (if chargeable). the services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

www.potterspace.co.uk