

To Let

4,536 SQ FT

(421.4 SQ M)



Home for business

## Potter Space Ely

Queen Adelaide Way, Ely, Cambs CB7 4UB

Industrial premises with service pit





Why

# Ely business park?

Fantastic office and alternative use location with excellent access roads. Queen. Adelaide is a village situated immediately northeast of Ely, around 15 miles north of Cambridge and 13 miles from the A14 trunk road. The location is accessible from A142, A10, A14, A1 and M1, providing easy access to Cambridge and Peterborough. Ely train station is 2 miles away and provides regular direct train links to Cambridge (20 mins) and London (1.10 hrs). The property sits within the Greater Cambridge Tech Corridor.



Close to M11,  
A14 and A1



2 miles from  
Ely train station



Close proximity to the  
ports of Felixstowe  
and Harwich

## Your space



Potter Space Ely comprises of warehouses, buildings, offices and open storage land and is served by an operational rail-head.

The facility benefits from 24 hour on-site security and is managed by Potter Space. The warehouse unit sits within the heart of the estate and is available to let subject to agreeing new lease terms.

- Out of hours monitored by CCTV security
- In-house management team

### ACCOMMODATION

	SQ FT	SQ M
<b>Ground floor workshop</b>	<b>4,205</b>	<b>390.66</b>
<b>Ground floor office</b>	<b>133</b>	<b>12.36</b>
<b>Ground floor internal storage</b>	<b>198</b>	<b>18.39</b>
<b>Total</b>	<b>4,536</b>	<b>421.41</b>



# Important information

## Planning

The property is allocated for use within classes B1c, B2 and B8 (light and general industrial & storage and distribution). Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Dept. on (01353) 616209.

## Business Rates

The property is entered into the 2023 rating list with a rateable value of £10,000 therefore rates payable for 2023/2024 will be approximately £5,200. Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on 0845 7023 092.

## Service Charge

A fair proportion for maintaining the estate and its services, with the current budget for the 2023 year running at a £2,400 per annum plus VAT.



## EPC

The premises is exempt from having an EPC due to it not being heated.



## Terms

Terms are available on application.



## Legal Costs

Each party to bear their own legal fees in association with this transaction.

# 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.**

0113 465 0555

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



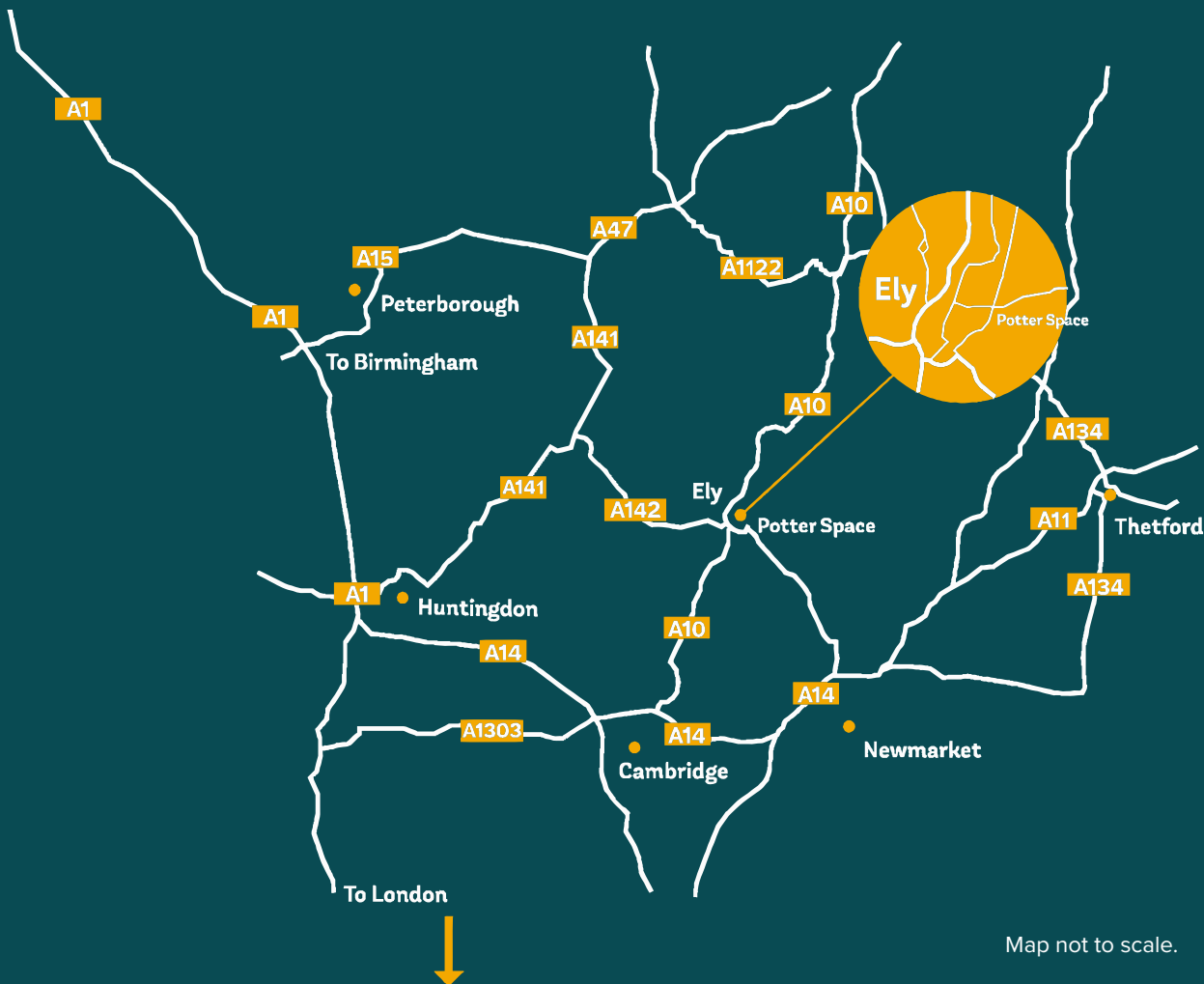
**Potter  
SPACE**  
Home for business

# Potter Space Ely

## A key location for business

Drive times*	Miles	Time
Cambridge	18.8	38 minutes
Huntingdon	24.4	40 minutes
Thetford	25.8	44 minutes
Peterborough	32.3	54 minutes
London	80.2	1 hour 48 minutes

\* AA Route Finder



Map not to scale.

Viewings can be arranged through our sole agent Cheffins or directly with Potter Space.

### ALL ENQUIRIES



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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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.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 of 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.