



TO LET – OFFICE

8, High Street
Ely
Cambridgeshire
CB7 4JY

57.33 sq m (617 sq ft)

- Attractive office space
- Lift access
- Views over Ely High Street
- Available by assignment
- City centre location

Location

The historic cathedral city of Ely lies around 17 miles north of Cambridge and 40 miles south east of Peterborough. The city is fast expanding with a resident population of approximately 20,500 and a district population of 80,000. By 2031 the population is set to reach 27,000 with the development of 3,000 new houses in the city.

The property itself occupies a prominent position on the High Street, adjacent to Price Bailey chartered accountants and opposite Burrows Newsagents.

Description

The property comprises an attractive first floor office suite. The specification includes motion activated lighting, carpeted floors, raised perimeter trunking, lift and stair access. The property benefits from views over the High Street.

Accommodation

The property comprises the following approximate net internal floor areas:

	Sq M	Sq Ft
First Floor Office	57.33	617
Total	57.33	617

Planning

The property is to be used as an office in compliance with Use Class B1 of the Town and Country Planning (Use Classes) Order 1987. Alternative uses complying with Use Class E may also be considered, subject to Landlord approval.

Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Planning Department on 01353 616 209 to check whether their proposed use may be acceptable in planning terms.

Uniform Business Rates

The property has been entered into the VOA Rating List 2026 with a rateable value of £7,800 and therefore the property will benefit from full rates relief.

Interested parties are advised to make their own enquiries of East Cambridgeshire District Council Revenue Department on 0845 7023 092.

Service Charge

There is a service charge payable in relation to the maintenance and upkeep of the common areas.

EPC

The property has an EPC Rating of B - 50.

Terms

The property is available on assignment. For a rent of £8,500 per annum, exclusive of VAT and other outgoings.

Legal Costs

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

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Freddie Wootton

Tel: 01223 869 632

Email: freddie.wootton@cheffins.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.leasebusinesspremisses.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.

CHEFFINS

