



TO LET – INDUSTRIAL UNIT

Unit 6B
Haddenham Business Park
Sutton Road
Haddenham
Cambridgeshire
CB6 3PS

5,836 sq ft (542.16 sq m)

- Road access onto Sutton Road
- Ample yard area
- Skylights throughout the unit
- Available on a new direct lease

Location

Haddenham is located around 7 miles South West of Ely and around 16 miles north of central Cambridge.

Haddenham Business Park is prominently situated on the north side of the village on Station Road, with access routes to both Ely (15 minutes drive) Cambridge (40 minutes drive) available via the A1123 and A10, with Ely .

Description

The property comprises a light industrial warehouse of steel portal frame construction, profile metal cladding under a pitched roof. The property benefits from a power floated concrete floor, LED lighting and skylights throughout. Externally, there is ample yard space.

Accommodation

The property comprises an approximate gross internal floor area of 5,836 sq ft (542.16 sq m), with ample yard area.

Planning

We understand that the property has historic compliance with Use Class B1, B2, B8 and haulage uses under the Town and Country Planning (Use Classes) Order 1987 (amended 2020). Interested parties are advised to make their own enquiries to the Greater Cambridge Shared Planning Services on 01954 713000.

Uniform Business Rates

The property is entered into the 2026 VOA Ratings List with a rateable value of £15,000. Therefore, rates payable for 2020/27 will be in the region of £6,480 per annum (ignoring the effect of any relief).

Service Charge

Please contact agent for details.

EPC

The property has an EPC Rating of B valid until 2035.

Terms

The property is available on a new full repairing and insuring lease at a quoting rent of £44,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal and professional fees incurred during the transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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CHEFFINS



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For identification purposes only.

