

INDUSTRIAL / WAREHOUSE

TO LET

WAREHOUSE B, HARLOCKS
FARM, STUNTNEY, ELY,
CAMBRIDGESHIRE CB7 5TR

21,887 sq ft

2,033.3 sq m

- Planning Permission for B2 / B8 Use
- Close proximity to Ely and A10
- Minimum eaves height of 8.6m
- Can store product at 2 degrees
- Scope for further yard space

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LOCATION

The location benefits from excellent road connectivity, with the A142 providing direct access to Ely, Newmarket and the A10, which links to Cambridge and the wider regional road network. The nearby A14 offers convenient routes to Cambridge, Bury St Edmunds and the national motorway network.

The property adjoins the thriving Ben's Yard development, which comprises a range of independent retailers, food and beverage operators, leisure facilities and regular events, creating a vibrant destination that attracts visitors from across the region. <https://www.bensyard.co.uk/>

DESCRIPTION

The property is fully insulated and consists of a steel portal frame set under a pitched roof and is split into four bays. The property is currently used as a cold store for the agricultural sector and can store produce at 2 degrees. Minimum eaves height of 8.6m and a maximum of 11.1m.

The property will have the benefit of three electrically operated shutter doors with a concrete yard in front leading to hard standing beyond. The proposed concrete yard could be extended if required.

There is an existing portacabin office adjacent to the warehouse that is currently used as the estate office which comprises of meeting room, open plan office, kitchen, toilets and breakout space. There could be scope to include this office within the leased area, if required.

The property lease boundary is outlined in yellow in the plan provided capturing the building, yard and access gate.

PLANNING USE

The property benefits from B2 / B8 use class including the erection of new perimeter fence and gate.

ACCOMMODATION

Name	Size
Bay 1	6,889 sq ft (639.99 sq m)
Bay 2	4,892 sq ft (454.47 sq m)
Bay 3	4,923 sq ft (457.35 sq m)
Bay 4	5,183 sq ft (481.5 sq m)
Total	21,887 sq ft (2,033.3 sq m)

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£8.00 per sq. ft. exclusive of VAT and estate service charge.

SERVICES / SERVICE CHARGE

An estate service charge will be payable. The exact amount is to be determined.

EPC

To be commissioned on completion of any required works.

LEGAL COSTS

Each party will be responsible for the payment of their own legal and professional costs.

VAT

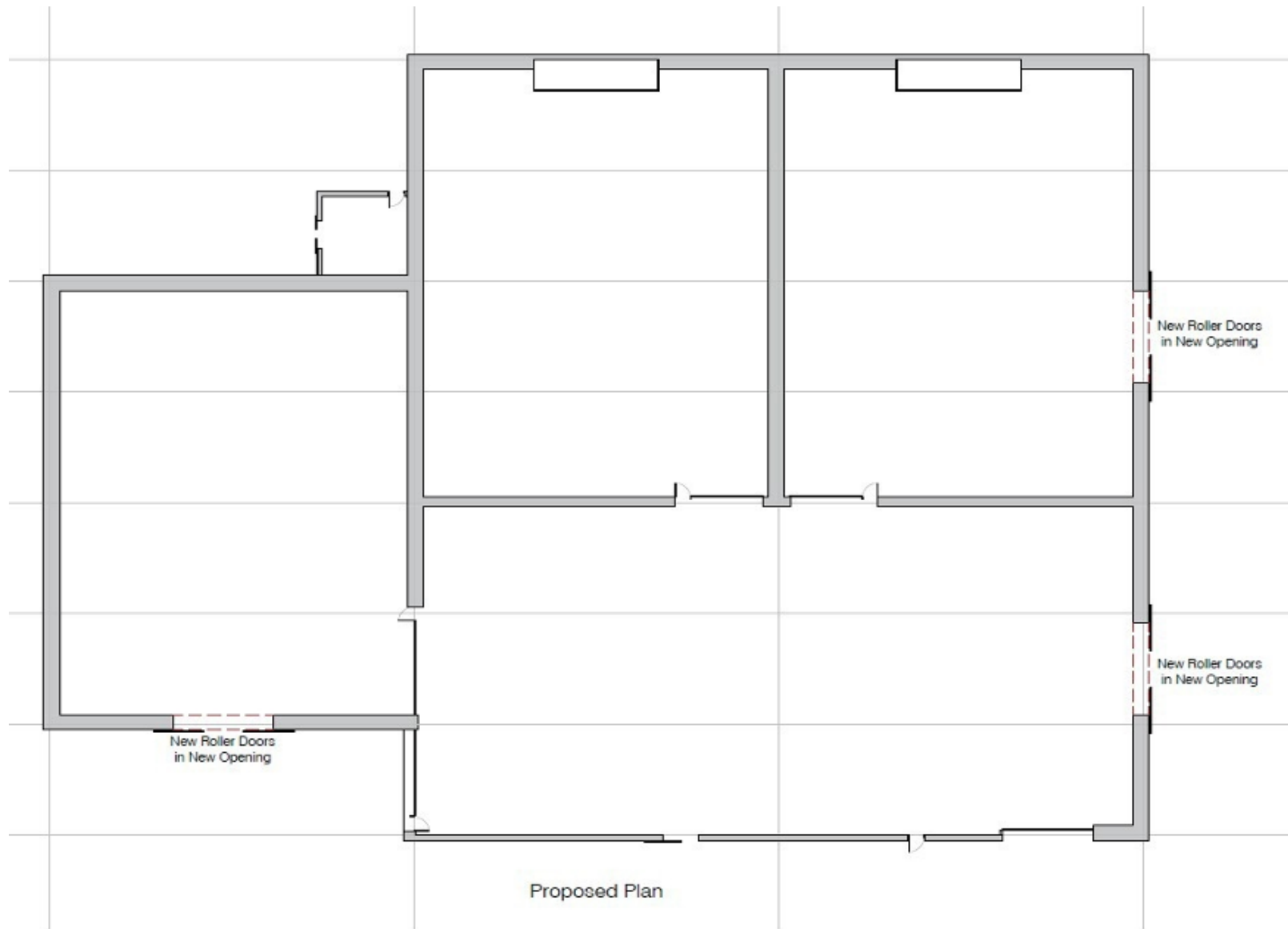
We assume VAT will be applicable.

VIEWING

Strictly by appointment with agents.

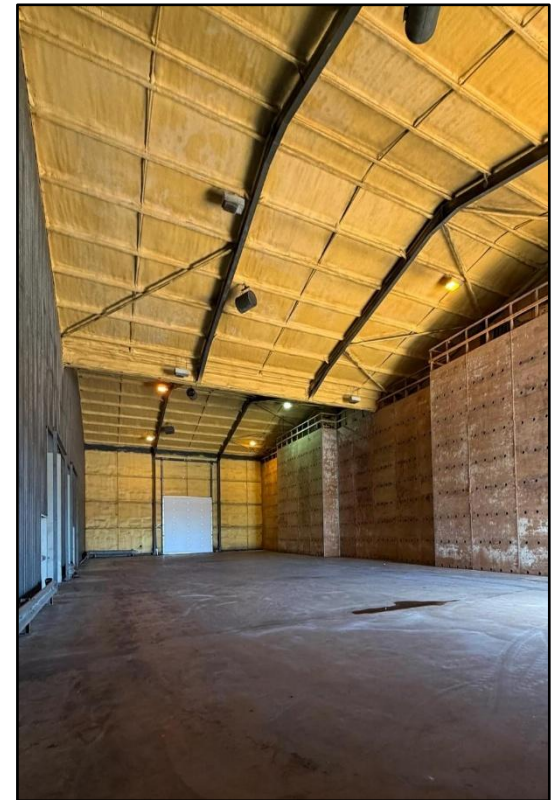
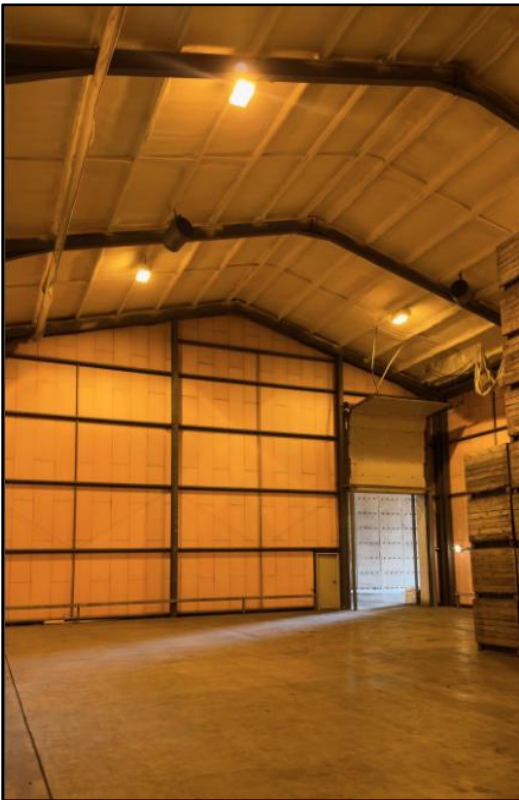
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PROPOSED PLAN



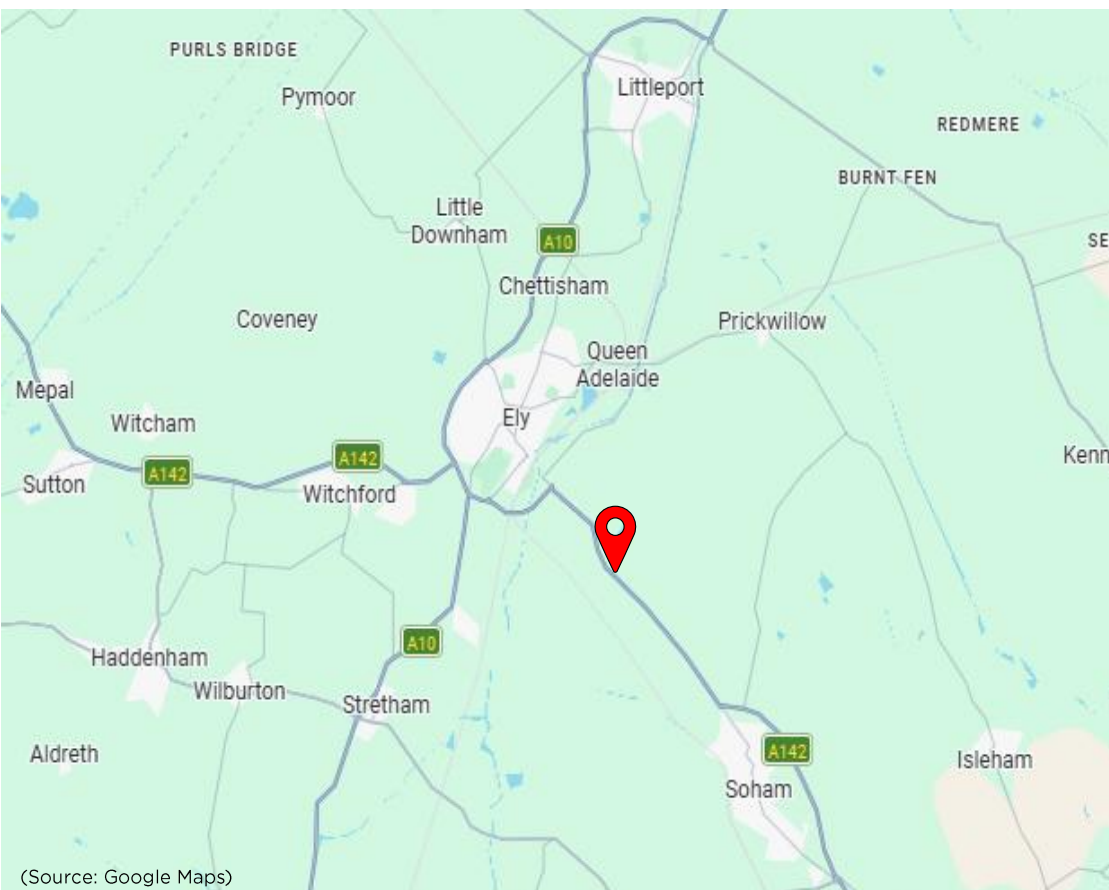
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INTERNAL PHOTOS

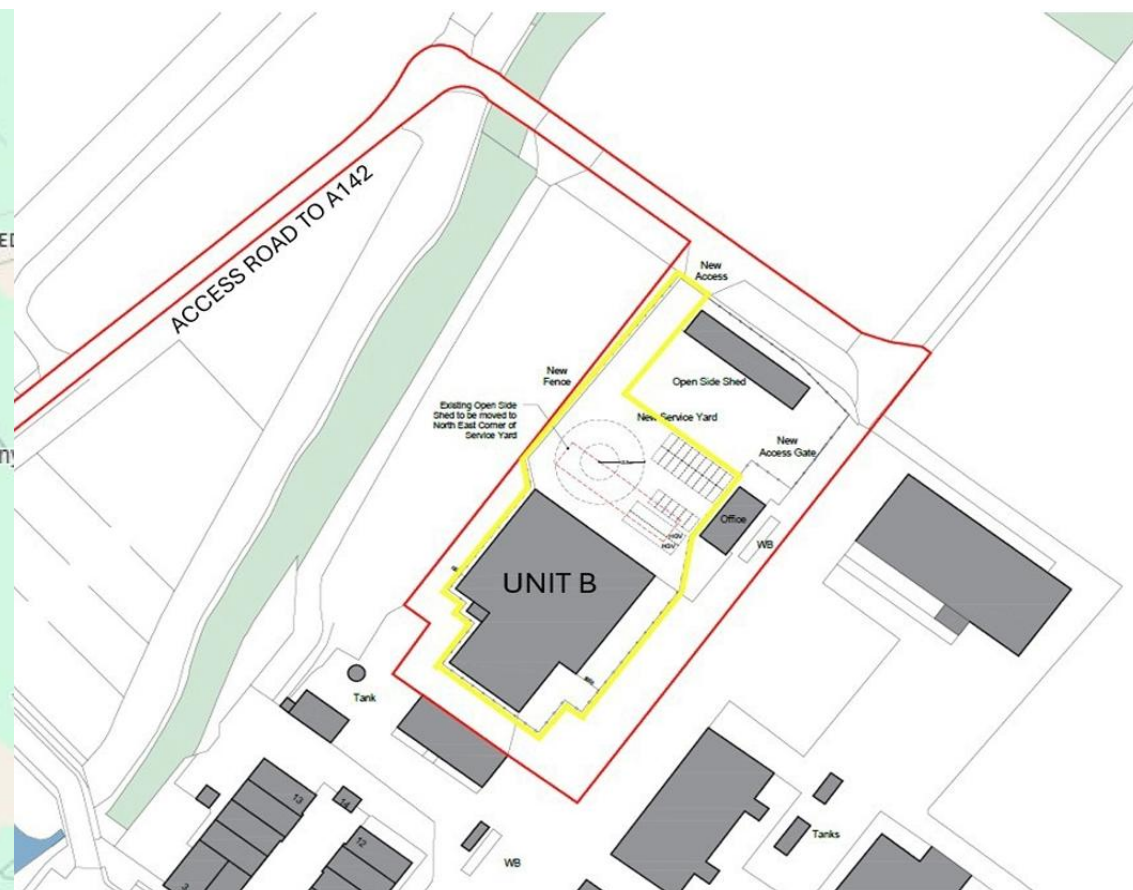


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LOCATION PLAN



SITE PLAN



IMPORTANT INFORMATION

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