

OFFICE - TO LET

Unit 2 Fordham House Estate
Newmarket Road
Ely
CB7 5LL

694 - 2298 sq ft
64.5 - 213.5 sq m

- Modern office units
- Available immediately
- Good access to A14
- Idyllic setting



LOCATION

The Fordham House Estate benefits from an excellent strategic position offering easy access to Newmarket (approximately 5 miles) and the A14 (approximately 10 miles).

The Unit is located on a stunning 7-acre estate, with several other self-contained office buildings housed within landscaped grounds. The location offers views over the surrounding countryside and extensive car parking.

DESCRIPTION

The unit comprises an attractive barn style building offering office accommodation across the ground and first floors. Each suite benefits from raised flooring, suspended ceilings, double glazed timber framed windows, carpeting throughout and LED and fluorescent strip lighting. The property offers communal kitchenette and WC facilities, with lift access to the first floor.

The premises also benefits from generous car parking provisions.

VIEWING

Strictly by appointment with agents.

ACCOMMODATION

Accommodation	Sq ft	Sq m
Suite 2 (GF)	694	64.5
Suite 3 (FF)	1,604	149

TERMS

The property is available by way of a new FRI lease with terms to be agreed.

RENT

Suite 2 - £12,000 pax.

Suite 3 - £25,000 pax.

SERVICE CHARGE

An Estates Charge of £1.00 sq ft to be levied.

RATEABLE VALUE

Carter Jonas always recommends interested parties to confirm Rates Payable with the local council.

EPC

Suite 2 - D:78

Suite 3 - C:59

PLANNING

The Unit has permitted use within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended)

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

We understand VAT is payable on the rent.

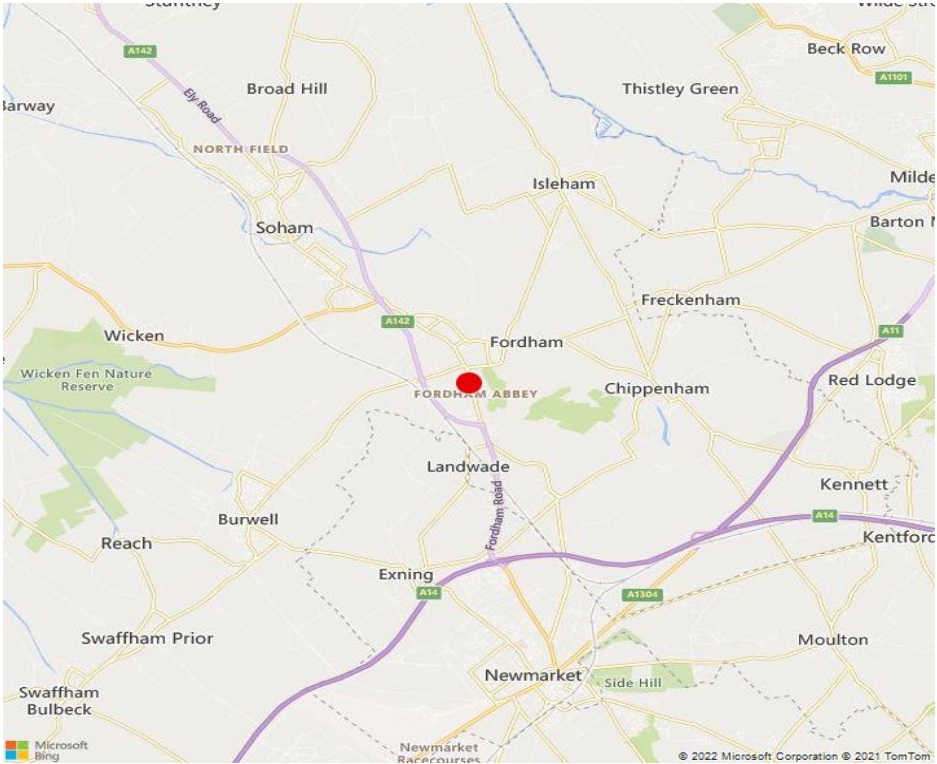
ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.



Carter Jonas

LOCATION MAP



IMPORTANT INFORMATION

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CONTACT

Callum Middleton
07977 915782 / 01223 326817
Callum.Middleton@CarterJonas.co.uk

carterjonas.co.uk/commercial

