

# TO LET - PROPOSED BUSINESS / INDUSTRIAL / DISTRIBUTION UNITS



- From 1,410 sq. ft. to 15,327 sq. ft. (131 sq. m – 1,423 sq. m).
- Well located on A142 Soham Bypass. Circa 4.5 miles to Ely & 7 miles to the A14 Junction 37.
- Planning submitted March 2026.
- Target completion date for buildings: Q4 2027.

**Plot A, Soham Northern Gateway, The Shade, Soham, CB7 5DE**

**Carter Jonas**

## PLANNING

The land is allocated within the adopted Local Plan as 'employment land' including B1 (Business) / B2 (General Industrial) / B8 (Storage and Distribution).

A planning application for the proposed development has been submitted.

## DESCRIPTION

The proposed units are to be a series of purpose built light industrial / warehouse / logistics units ranging in size from 1,410 – 15,327 sq. ft. (Gross Internal Area).

A total of 53 parking spaces are proposed. These spaces will be allocated on a pro rata basis with the number of spaces per unit to be confirmed.

There will also be generous yard and loading provisions, level access loading doors and high eaves height suitable for racking and mezzanine installation.

## SPECIFICATION

The units will be delivered to a high-quality shell and core specification, offering occupiers maximum flexibility to configure the space in line with their operational requirements.

The base specification will include:

- Fully constructed building envelope
- Provision for office accommodation (not fitted)
- Provision for WC facilities (not installed)
- LED lighting throughout
- 3 Phase Power
- Roof Top Solar

The units are designed to suit a wide range of uses including industrial, warehouse, trade counter, and distribution.

## OFFICE ACCOMMODATION

Office layouts shown are indicative and for illustrative purposes only. Final design, layout, and specification of office accommodation can be tailored to occupier requirements as part of a bespoke fit-out solution.

## FIT-OUT & TURNKEY SOLUTIONS

A full turnkey solution can be offered, providing occupiers with a seamless, single-source delivery from construction through to occupation.

Enhancements can include (but are not limited to):

- Mezzanine floor installation
- Bespoke office fit-out (including enlarged or multi-level offices)
- WC installation and welfare facilities
- Kitchenette and staff areas
- Warehouse racking and storage systems
- Security systems (CCTV, intruder alarms, access control)
- Internal partitioning & flooring
- Heating, ventilation, and air conditioning (HVAC)
- EV charging infrastructure

Fit-out works can be incorporated during the construction phase, delivering cost efficiencies, minimising disruption, and enabling faster occupation.

All works are subject to agreed specification and commercial terms, which may include an adjusted rental structure.

## LETTING AGENTS

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Sophie Spriddell, MRICS, Surveyor  
07815 489449  
Sophie.Spriddell@carterjonas.co.uk

## ACCOMMODATION & RENT

The proposed units are available on an individual or combined basis.

The following measurements are on a Gross Internal Area basis.

Unit No.	Sq. M.	Sq. Ft.	Rent (Per Annum Exclusive)
1	308	3,315	£41,500
2	279	3,003	£38,000
3	279	3,003	£38,000
4	279	3,003	£38,000
5	279	3,003	£38,000
6	131	1,410	£18,500
7	131	1,410	£18,500
8	131	1,410	£18,500
9	131	1,410	£18,500
10	131	1,410	£18,500
11	131	1,410	£18,500
12	131	1,410	£18,500
13	131	1,410	£18,500

## RENT

Rent is exclusive of VAT / service charge / utility costs / business rates. Rent stated are based on the assumed base specification.

## INDICATIVE BUSINESS RATES

Rateable Value to be confirmed. Indicative estimates suggest the Rateable Value is likely to fall within the range around £8.00 - £12.00 per sq. ft, subject to confirmation.

## TIMESCALES

**Planning:** A planning application has been submitted for E(g) (R&D, Light Industry, Offices) / B2 (General Industrial) / B8 (Storage and Distribution) March 2026.

**Construction:** Subject to planning, construction works are anticipated to start in Q4 2026.

**Completion:** Subject to planning and the construction start date – units are potentially available from Q4 2027.

## TENURE

The units will be available To Let individually or combined by way of new Full Repairing and Insuring leases, for a term to be agreed.

Freehold sales may be considered.

## ESTATE SERVICE CHARGE

There will be a service charge towards the maintenance and upkeep of the common areas. Further details available on request.

## LEGAL & PROFESSIONAL COSTS

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

## EPC

To be assessed on completion of the buildings.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## ANTI-MONEY LAUNDERING

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.

## VIEWINGS

Strictly by appointment with agents.

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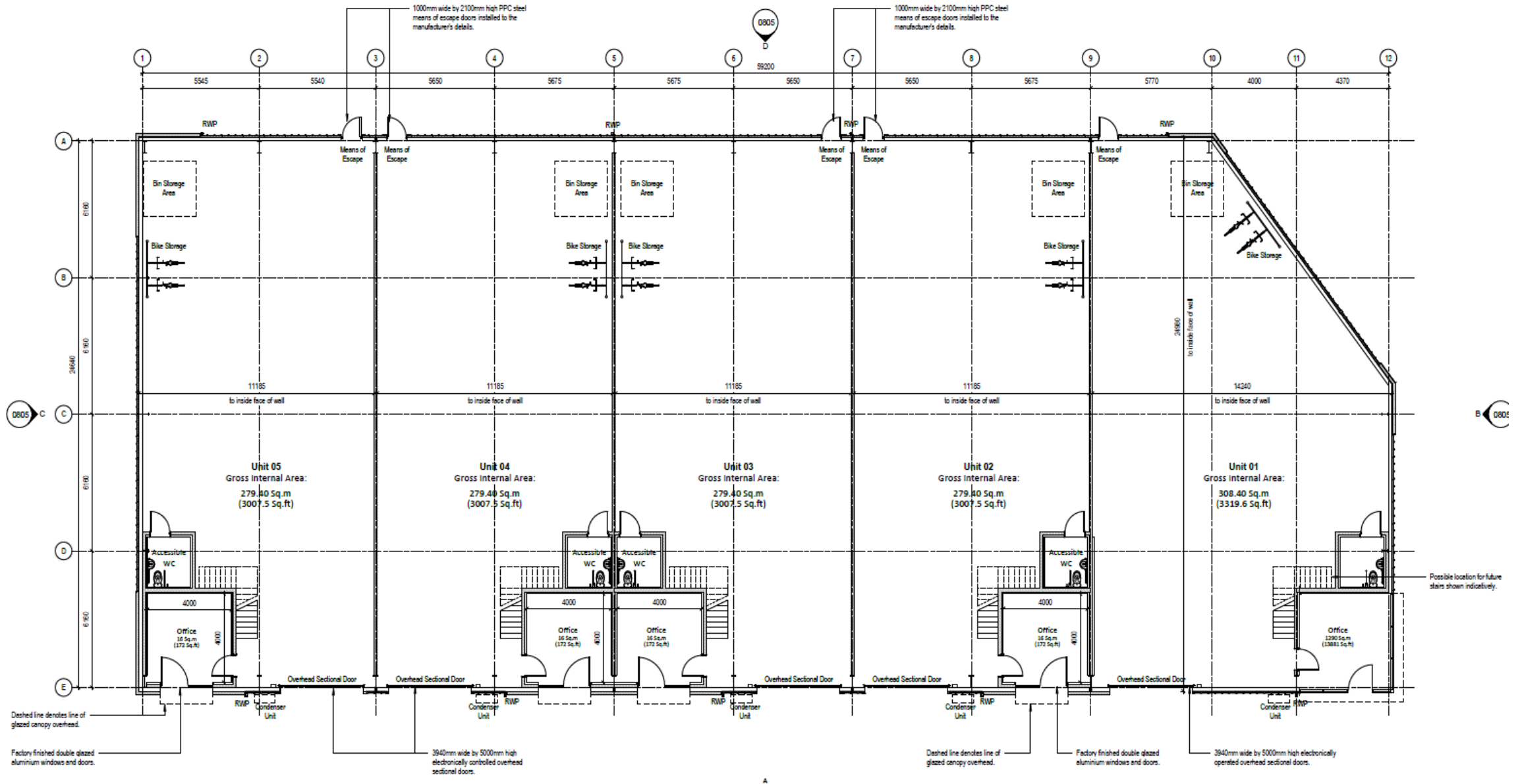


# Proposed Site Plan



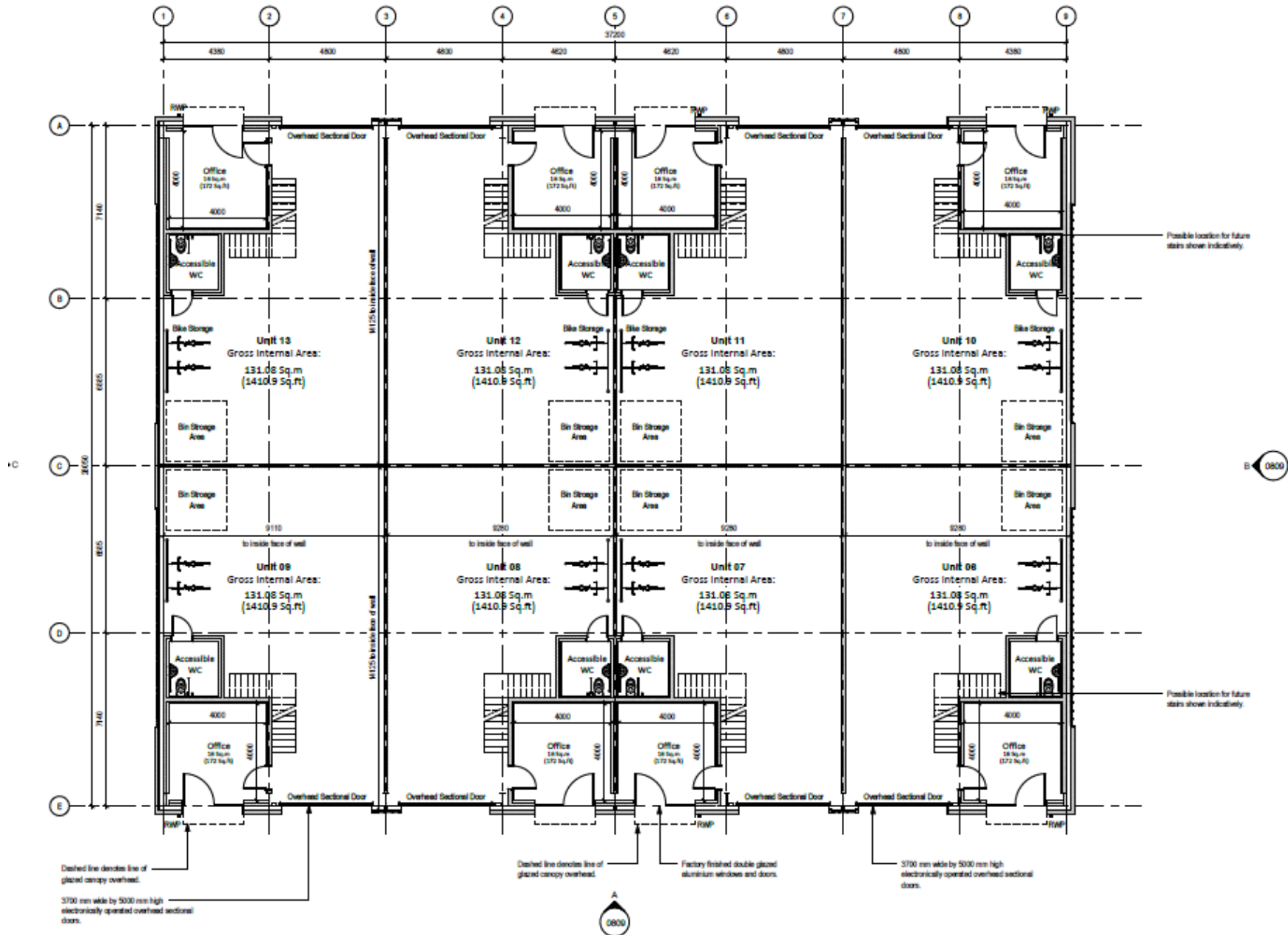
Indicative Site Plan Only

# Indicative Proposed Building A Units 1 to 5 - Ground Floor Plan



Indicative Internal Plans Only

# Proposed Building B Units 6 to 13 - Ground Floor Plan



Indicative Internal Plans Only

CGI – INDICATIVE VIEW FROM ROUNDABOUT



Indicative CGI Only

