

## WAREHOUSE / INDUSTRIAL UNIT

7,740 ft<sup>2</sup> (719 m<sup>2</sup>) with forecourt parking

**TO LET ON A NEW LEASE - £50,000 PER ANNUM**



### Unit 3 Saxon Business Park Littleport, Cambs CB6 1XX

- Situated in a prominent location fronting the Littleport bypass
- Ample onsite car parking
- Roller shutter doors providing front and rear access
- Eaves height: 5.5m
- To let on a new lease upon terms by negotiation
- Rent: £50,000 per annum exclusive

### 3 SAXON BUSINESS PARK, LITTLEPORT, CAMBS CB6 1XX

#### LOCATION

The Saxon Business Park is situated on the A10 Littleport bypass approximately 1/4 mile from the junction of the A10 and A1101 (Mildenhall to Wisbech Road). Ely is just 4 miles to the south, with the A14 just 16 miles distant at Newmarket and Cambridge.

The A14 is a primary access route from the east coast ports to the west midlands and also leads to the M11, which provides a link to London and major airports, with Stansted Airport approximately 45 miles to the south. Rail stations at both Littleport and Ely provide excellent services to Peterborough, King's Lynn, Norwich, Cambridge, London Kings Cross and Stansted Airport.

#### DESCRIPTION

The premises comprise a modern steel-framed building constructed in the mid 1990's with panelled elevations under a profiled steel sheeted pitched roof and upper elevations.

The accommodation comprises a main warehouse area with roller shutter doors to the front and rear. The building has an eaves height of approximately 5.5 m. Externally, there is ample car parking and a small yard area.

The property has a temperature controlled environment (from previous use as a food cold store) with additional insulation throughout. The building would therefore be suitable for a range of companies that require storage and distribution accommodation.

#### FLOOR AREAS

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	719.04	7,740

#### BUSINESS RATES

TBC—further information available from the agents.

#### EPC

Awaiting EPC.

#### TERMS

The property is available to let on a new lease on full repairing and insuring terms.

#### RENT

£50,000 per annum exclusive. VAT is payable on the rent.

#### POSSESSION

Immediate upon completion of legal formalities.

**N.B.** The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

#### LEGAL COSTS

Each party to bear its own costs.

#### VIEWING & FURTHER INFORMATION

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