

## Warehouse / Industrial Unit - To Let

Unit 15 Oak Lane Business Park, Littleport, Ely, Cambridgeshire, CB6 1RS

# Merrifields



Size: 7,919 Sq Ft

Located on Oak Lane Business Park in Littleport

Ideally located just off the A10

Includes LED lighting and racking in situ

Suitable for Storage and distribution or other industrial uses STPP

Available To Let immediately on terms to be agreed

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Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

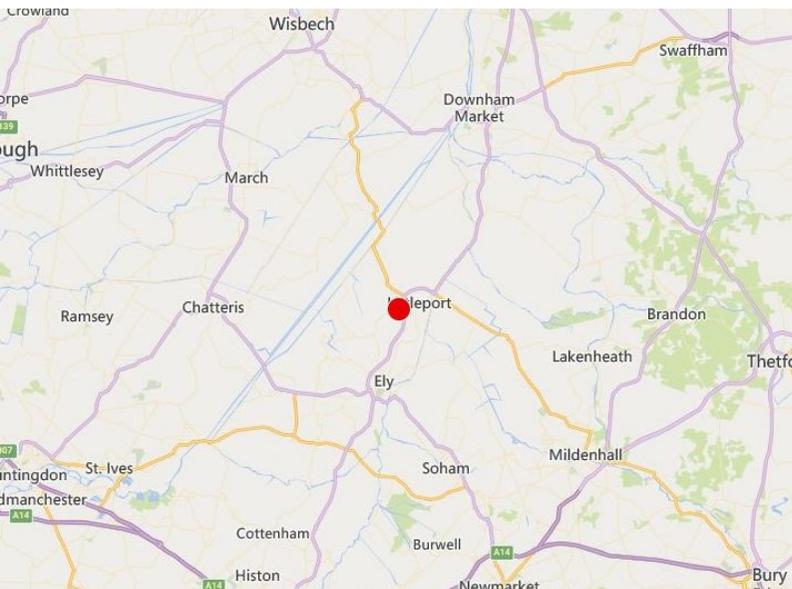
Oak Lane Business Park is located just off the A10 in Littleport just north of Ely. The A10 links Kings Lynn, Ely and Cambridge and access to the wider road network of A14, A11 and beyond. The Business Park provides Industrial, Storage and Business Space in a variety of unit sizes.

Unit 15 is an insulated steel portal frame warehouse with a concrete floor with inbuilt racking in situ. The unit has 3 phase electricity and LED lighting. Externally there is a loading and parking area and communal WC.

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	7,919 Sq Ft	735.68 Sq M
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## Availability

The unit is available TO LET immediately on terms to be agreed

## Rent

Rent on application

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The rateable value is to be confirmed. Please call the office for more information.

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

## Costs

Each party will bear their own legal costs.

## Use & Planning

The premises have an agricultural use but has most recently been used for storage. Please call the office for more information.

## EPC

The buildings are former agricultural buildings and we are advised are unconditioned. An EPC may be required dependent on use.

## Viewing & Further Information

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REF: A0619 / 13.12.23

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