

Business Unit - To Let or For Sale

Unit 21 Hall Barn Road Industrial Estate Hall Barn Road, Isleham, Ely, Cambridgeshire, CB7 5RJ

Merrifields



Size: 1,274 Sq Ft

Warehouse and office space

5.12m eaves height within warehouse

Modern first floor office space

Three car parking spaces

Available To Let or For Sale on terms to be agreed



01284 700 700

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Merrifields Chartered Surveyors
63 Churchgate Street
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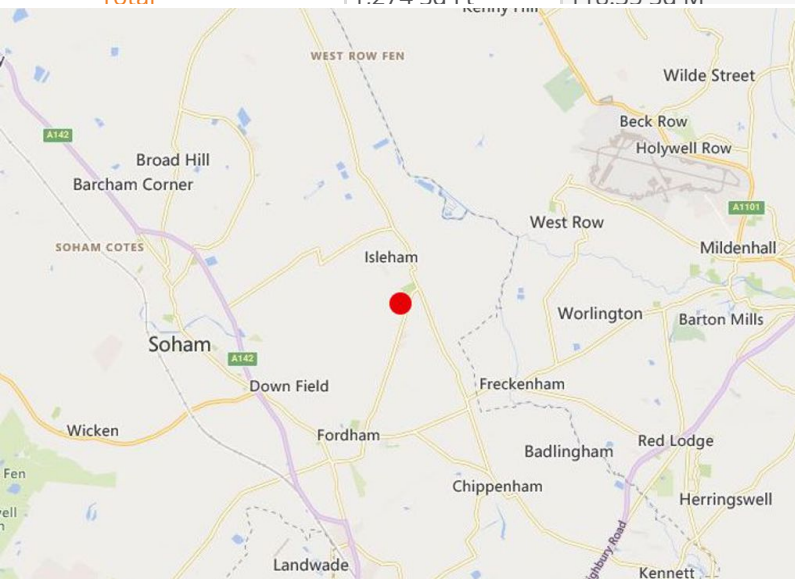
Description

The property is located on the Hall Barn Road Industrial Estate in Isleham and approximately 5.3 miles north of J37 of the A14. The unit is of steel portal framed construction with plasticised metal sheet roof and part brickwork and clad elevations. Internally the accommodation is arranged over ground and first floors with entrance lobby leading to the warehouse which has an eaves height of 5.12m and can also be accessed by the full height roller shutter door, there is also a kitchen and two WCs. On the first floor there is open plan office/meeting space. The unit benefits from air conditioning, double glazing, 3 phase power, LED lights, alarm and CCTV system and 3 car parking spaces.

Accommodation

The property has been measured to produce the following approximate GIA(s):

Ground Floor	828 Sq Ft	76.92 Sq M
First Floor	446 Sq Ft	41.43 Sq M
Total	1,274 Sq Ft	118.35 Sq M



Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£15,000 per annum.

Price

£225,000 exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £12,750 (2023).
Small business rates relief may be available.

Service Charge

The tenant will cover the landlords costs of the service charge for the maintenance of the common areas of the estate.

Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for office and professional services uses within an E use class. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

EPC

Merrifields

Viewing & Further Information

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REF: A000849 / 24.09.25

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