

# INDUSTRIAL TO LET

**BARKER STOREY  
MATTHEWS**

**01480 451578**

150 High Street, Huntingdon PE29 3YH  
bsm.uk.com



**\*THREE UNITS NOW LET\***

## **New Business Units, South Fens Enterprise Park, Fenton Way, Chatteris, Cambridgeshire, PE16 6TT**

- ◆ **Brand New Business Units**
- ◆ **Units 2-3, and Units 6-8 - 138 sq m (1,486 sq ft)**
- ◆ **Units 1, 4 & 5 LET**
- ◆ **Allocated adjacent car parking**
- ◆ **Ground & First Floor Offices with scope to extend offices internally**
- ◆ **Heating to both offices and warehouse/factory area**
- ◆ **Approx. 5.5m to eaves**
- ◆ **Prominent, visible location adjacent to Chatteris by-pass and within the established South Fens Business Centre complex**
- ◆ **Rent from: £9,675 pa exclusive**



Voted by Estates Gazette 'Most Active Regional Agent Norfolk, Suffolk & Cambridgeshire 2010, 2011 & 2012'



**RICS**



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## LOCATION

The town of Chatteris is situated within the southern part of the Fenland District Council area and at the inter-section of roads linking Ely, March and Huntingdon.

The South Fens Enterprise Park is situated in a prominent location just to the north side of the town and adjacent to the Chatteris by-pass (A142). The development has been home for several years to the now fully established and substantially occupied South Fens Business Centre providing serviced office space.

## DESCRIPTION

The premises comprise of a terrace of brand new business units. Construction is of conventional steel portal frame underneath a pitched roof with internal walls finished in blockwork.

Access into each unit is through either a personnel door into a ground floor office area or separately through an up and over door within the main warehouse/factory area. Each unit has a WC, kitchenette within the factory area and a first floor office. Subject to the necessary consents, the office and content could be increased due to the good eaves height of approximately 5.5m. Internally the accommodation including the factory/storage area will benefit from gas fired heating.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Unit 1 LET - E1E10	138	(1,486)
Unit 2	138	(1,486)
Unit 3	138	(1,486)
Unit 4 LET - CONNETT CABLE	170	(1,830)
Unit 5 LET - PRODIR	170	(1,830)
Unit 6	138	(1,486)
Unit 7	138	(1,486)
Unit 8	138	(1,486)

## LEASE TERMS

The premises are available on a new internal repairing and insuring lease with a rent review at 3 yearly intervals. District Council are willing to consider flexible lease terms with a "rolling" 6 month notice period.

## RENT

Units 1 to 3 and 6 to 8, £9,675 per annum exclusive plus VAT.

Rent is payable quarterly in advance by standing order mandate.

## RATES

From enquiries made of the Valuation Office Website Unit 1 has a Rateable Value of £6,400 (2010 Assessment).

For the year commencing 1 April 2012 rates are normally charged at 45.8p in the pound on the Rateable Value. Interested parties are advised to check with the Local Rating Authority as to the amount payable.

## LEGAL COSTS

The landlords, Fenland District Council, will require a contribution of £150 plus VAT from the prospective tenant towards their legal costs.

## VIEWING

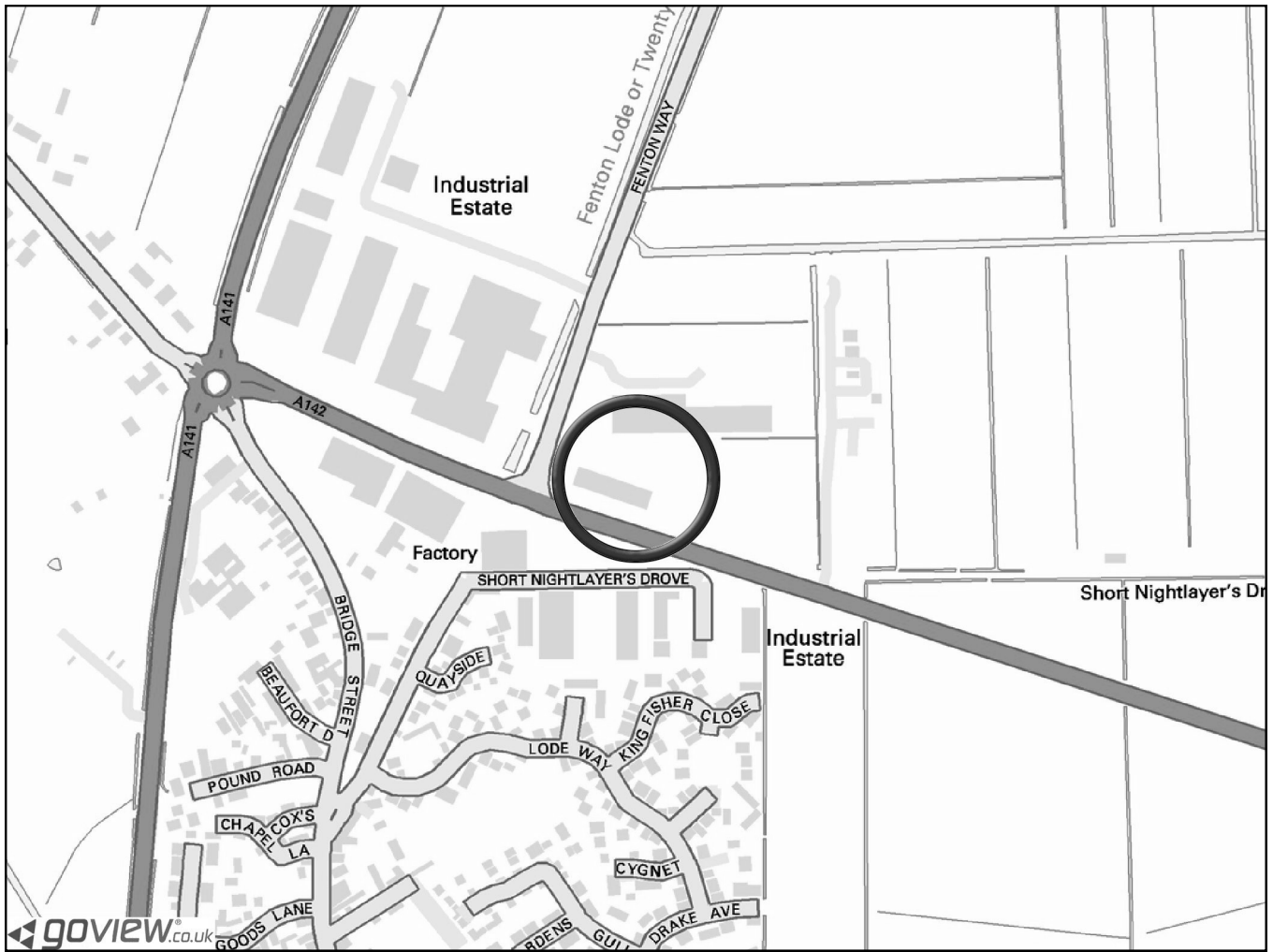
Strictly by appointment with the agents:-

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**Contact: Richard Adam**  
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Ref: 7F372 120928rv



**ORDNANCE SURVEY PLAN**

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