



Office – 1,540 sq ft (143.07 sq m)

In Brief

- Good access to Ely (1.5 miles) via A142 and Cambridge
- Ample parking
- Flexible terms

**SUITE A GROVEMERE HOUSE
LANCASTER WAY BUSINESS PARK, ELY, CB6 3NW
TO LET**

Location

The property is located on Lancaster Way Business Park which is approximately 1.5 miles from Ely city centre, and adjacent to the A142. Cambridge is located approximately 12 miles to the south via the A10. The nearby mainline railway station has excellent rail services to London King's Cross and the Midlands via Peterborough and Cambridge.

Lancaster Way is an established landscaped environment with a wide range of manufacturing, distribution and office occupiers. The park benefits from 24 hour on-site security, 365 days a year.

Description

The accommodation comprises a ground floor office suite within Grovemere House which is home to Advanced Aircraft Training Ltd and the Forces Recruitment, Pegasus Publishing and the RAF Witchford Museum.

The accommodation, has been refurbished to include:

- Suspended ceilings with recessed lighting
- Good quality carpeting throughout
- Comfort cooling
- Access to communal toilet and welfare facilities
- Open plan accommodation
- Perimeter trunking

Planning

The property is suitable for office uses falling with Class B1a. Interested parties should make their own enquiries by contacting East Cambridgeshire District Planning department on 01353 665555.

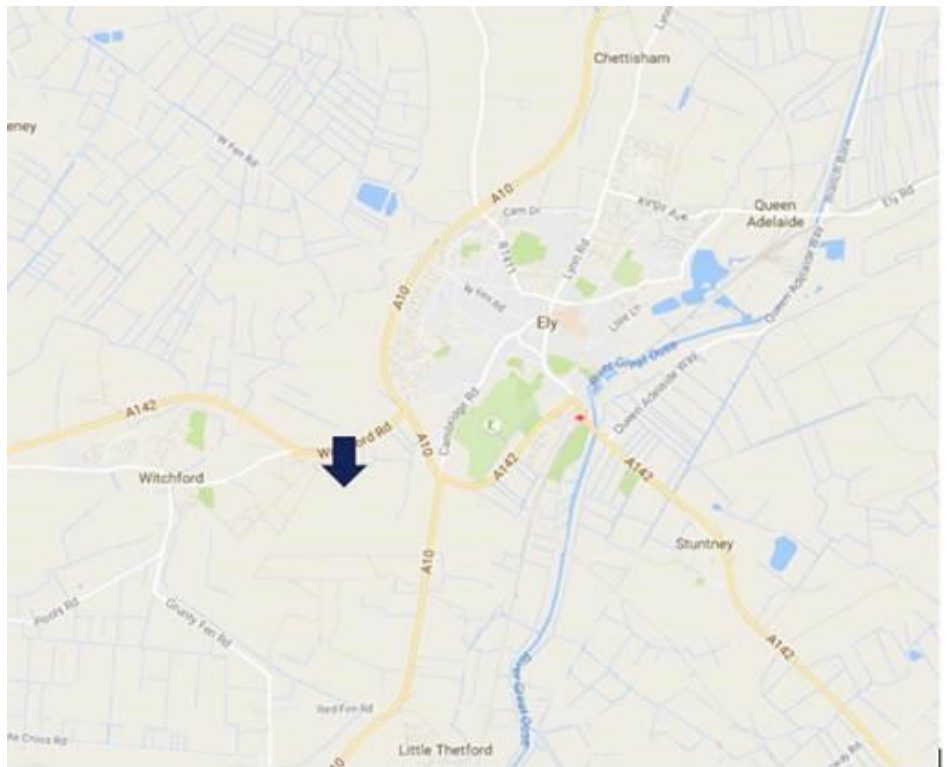
Service Charge

There is a service charge payable in connection with maintaining Grovemere House and common services provided at Lancaster Way, such as landscaping and on site security. Further details can be provided upon request.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Accommodation

	sq ft	sq m
Suite A	1,540	143.07

Additional Information

Terms

The suite is available on a new internal repairing leases with terms to be agreed.

Quoting rent available on application.

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Value Added Tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

EPC

Available upon request.

Postcode

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Enquiries

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Joint agency

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