

## FIRST FLOOR OFFICE SUITE

Approximately 75 m<sup>2</sup> (805 ft<sup>2</sup>) Net Internal Area  
TO LET ON A NEW LEASE ON FLEXIBLE TERMS



3f St Thomas Place  
Cambridgeshire Business Park, Ely, CB7 4EX

- Open plan office accommodation with modern amenities throughout
- Situated on Ely's premier business park, close to city and rail station
- Exclusive use of ground floor entrance - prominent corner position
- Excellent natural light and windows on 3 elevations - tea point - 3 car spaces
- Comfort cool/heating - 3 compartment perimeter trunking - carpeting
- Qualifiers for Small Business Rates Relief Scheme will pay no Business Rates
- Rent only £13,500 per annum exclusive (£16.77 per ft<sup>2</sup>)

# 3f St Thomas Place, Cambridgeshire Business Park, Ely, Cambs CB7 4EX

## LOCATION

Ely is an historic cathedral city with a resident population of around 20,250 and a district population (East Cambridgeshire) of 84,000 (2011 Census). It is located at the intersection of the A142 and A10, approximately 15 miles to the north of the city of Cambridge.

Cambridgeshire Business Park is situated to the south east of the city, off Ely's southern bypass and in close proximity to the recently extended Tesco store. The nearby mainline railway station has excellent rail services to the Midlands via Peterborough, King's Lynn, Norwich, Bury St Edmunds, Cambridge, Stansted Airport and London.

The premises are situated on St Thomas Place, at the western (A10) end of the business park.

## DESCRIPTION

The Prospect Point development, built in 2008, comprises three pairs of 2-storey office buildings, which have been subdivided into 6 separate semi-detached office units.

3f is an end of terrace unit, where the ground floor has been let to the tenant of the adjacent unit. This means that this unit has its own front door, with stairs leading up to the first floor accommodation. The office area totals 75 m<sup>2</sup> (805 ft<sup>2</sup>), providing open plan office space - sub divided to include 2 private office/meeting rooms (approx 3.96 x 2.74m & 4.11 x 2.51 m). It has the benefit of suspended ceilings with ceiling mounted comfort cool/heating units and recessed CAT 2 lighting, tea point, carpeted floors, double glazing, painted walls, 3 compartment perimeter trunking, intruder & door access systems and ample power points. There are 3 car spaces designated and additional street parking is available in the vicinity.

## PLANNING

The building has planning consent for use as offices, with no onerous conditions. Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Planning Department at East Cambridgeshire District Council.

## LEASE TERMS

The is available to let on a new full repairing and insuring lease upon terms to be mutually agreed at a rent of £13,500 (£16.77 per ft<sup>2</sup>) per annum exclusive.

## BUSINESS RATES

The Valuation Office website states that the 2017 Rateable Value is £12,000, making annual rates payable of £5,892 for the 2019/20 rating year. Businesses qualifying under the Small Business Rates Relief Scheme will not pay any Business Rates. Interested parties are advised to check their position with the Business Rates Department at East Cambridgeshire District Council.

## SERVICE CHARGE

There will be a service charge to cover the running and maintenance costs of the common areas and building services, such as electricity, insurance, water rates, general repairs and decorations etc.

## LEGAL COSTS

Each party to bear its own costs.

## VIEWING & FURTHER INFORMATION

Contact: Mark Robinson *MRICS*  
DD: 01223-346195 / 07990-586705  
Email: mbr@robinsonlayer.co.uk

## Robinson Layer

11 Signet Court, Cambridge, CB5 8LA

For expert help on commercial property matters, please contact Peter Layer, Jonathan Lager or Mark Robinson to benefit from over 90 years combined experience in:

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Our Ref: MBR/3868/200218



## Energy Performance Certificate

HM Government

Non-Domestic Building

Unit 5&6  
St. Thomas Place  
Prospect Point  
ELY  
CB7 4EX

Certificate Reference Number:  
0338-3082-0233-0490-4025

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

53

This is how energy efficient the building is.

## Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 437  
Building complexity (NOS level): 3

## Benchmarks

Buildings similar to this one could have ratings as follows:  
59 If newly built  
134 If typical of the existing stock