



- ⊕ Good access to Royston and Cambridge
- ⊕ 393 sq ft/ 37.55 sq m
- ⊕ Recently upgraded
- ⊕ Self contained



**To Let**

**£5,400 Per Annum**

**Unit 5, Whitehall Farm, Ermine Way, Arrington, Royston, Cambridgeshire SG8 0AG**

## Unit 5, Whitehall Farm, Ermine Way, Arrington, Royston, Cambridgeshire SG8 0AG

### Description

Whitehall Farm comprises a small business park located within Arrington, Cambridgeshire.

Unit 5 has been renovated as an empty shell and could be used as a storage unit, light industrial unit or as a workshop. The unit has a roller shutter door (3.11m width x 3.27m height) and a side personnel door.

The property hosts electricity points and lights within the unit together with a range of skylights providing additional light. The unit benefits from access to a shared W/C and kitchen facility with some of the other properties on the estate.

The property benefits from on-site parking of 2 parking spaces. The gross internal floor area is approximately 393 sq ft/ 37.55 sq m.

### Location

Whitehall Farm is located just outside the village of Arrington on the A1198. The properties benefit from good access to Royston (6 miles) and Cambridge (13 miles).

### Services

We understand that single phase mains electricity is available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

### Terms and Tenure

The premises are to be offered to let by way of a new internal repairing and insuring lease on terms to be agreed.

### Service Charge

There will be no formal service charge but the tenant will be required to contribute to the maintenance and upkeep of shared facilities within the estate.

### Business Rates

The property is liable for business rates; this has not yet been assessed and the amount is not known.

### Planning

We understand that the premises benefits from B1 and B8 use.

### Energy Performance Certificate Rating

Currently the property does not require an EPC.

### Tenant Referencing

Any agreement is subject to referencing, the cost of which is payable by the prospective tenant.

**To arrange a viewing, please call:  
Bedford Commercial  
01234 351000 option 2**



## Land and Property Professionals

**118 Bromham Road  
Bedford  
MK40 2QN**

### Agent's Notes

Robinson & Hall LLP for themselves and for the sellers of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

3. Any areas, measurements and distances are approximate.

4. Maps and plans are not to scale and are based on Ordnance Survey data with sanction of the Controller of H.M Stationery Office. Crown Copyright Reserved. OS Licence No: 10022265.

5. No member of or person in the employment of Robinson & Hall LLP has any authority to make or give any representation or warranty whatever in relation to this property.

6. Registered in England number OC310546, Robinson Hall LLP, 118 Bromham Road, Bedford, MK40 2QN

© Robinson & Hall LLP 2021

**robinsonandhall.co.uk**

