

# Industrial Unit / Workshop / Motor services

UNIT 9 AND 10, HALL  
BARN ROAD  
INDUSTRIAL ESTATE,  
ISLEHAM, ELY, CB7 5RJ

**2,939 sq ft**  
**(274.56 sq m)**

- Established popular industrial estate.
- 6 car parking spaces
- End of terrace unit
- Minimum eaves 6.15m
- Car spray booth and car lift to be left in situ.
- Offers in excess of £370,000.



**Carter Jonas**

## LOCATION

Units 9 and 10 are situated amongst 30 similar sized units on Hall Barn Industrial Estate, which is located on the Southwest edge of Isleham. Hall Barn Industrial Estate has good access to the B1104 and A142 which provides easy access to the A11 (10-Minute drive) / A14 (10-minute drive) and Newmarket (16-minute drive) / Ely (21-minute drive).

## DESCRIPTION

The units are of steel portal frame construction with breeze block and cladding to the elevations and roof (10% roof light coverage). Internally both units benefit from concrete flooring, 3 phase electricity, oil heating system and one roller shutter door per unit. Unit 9 has ground floor accommodation, within this unit is a car spray booth and car lift which will be left in situ. Unit 10 has ground floor accommodation and a mezzanine. Unit 10 has a single toilet and small office to the front of the unit and serves both units.

There is a minimum eaves height of 6.15m and a maximum eaves height of 7.37m for both units. Externally, units 9 and 10 benefit from 3 allocated parking spaces each, with one EV charging point located on Unit 9.

## ACCOMMODATION

NIA	Sq Ft	Sq M
Unit 9 - Ground floor	1,016	94.36
Unit 10 - Ground floor	1,026	95.35
Unit 10 - Mezzanine	913	84.85
<b>Total</b>	<b>2,939</b>	<b>274.56</b>

## Price

Freehold: Inviting offer in excess of £370,000

## PLANNING USE

The unit is currently under use class E.

## RATEABLE VALUE

Ratable Value: £15,500

Estimated rates payable (2023/2024): £7,734.50p based upon standard multiplier.

Interested parties are advised to confirm by contacting the local authority directly (East Cambridgeshire District Council).

## EPC

Rating of C: 66

## VAT

We assume VAT will be applicable.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## SERVICE CHARGE

A service charge is payable on both the units.

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## VIEWING

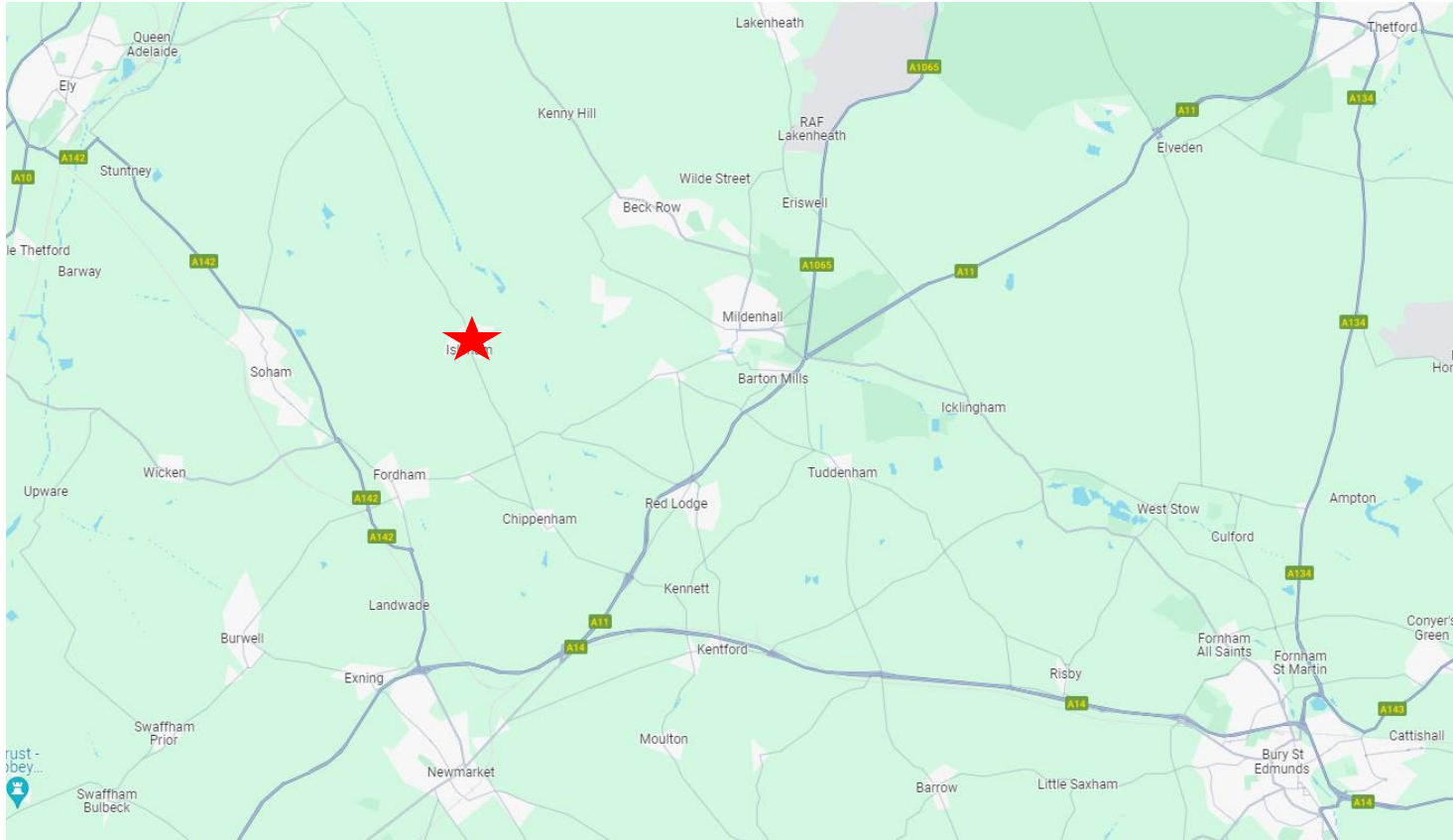
Strictly by appointment with the sole agents.



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## IMPORTANT INFORMATION

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