

INDUSTRIAL / WAREHOUSE

TO LET

Cold Store /
Warehouse at
Harlocks Farm
Soham Road
Stuntney
CB7 5TR

Total 14,595 sq ft - 1,355.9
sq m

- Available July 2023
- Cold store / open
warehousing
- Close proximity to Ely
- Minimum Eaves Height:
8.8m



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LOCATION

The unit is located adjacent to the A142 in the village of Stuntney, the village is 1.8 miles from Soham. The A142 interconnects with the A10 which provides access to Ely to the north and Cambridge. The A142 also provides access to the A14 and Newmarket. The A14 provides access to Cambridge as well as Bury St Edmunds to the east and the wider UK motorway network.

Drive Times

Ely	5 mins	A14	15 mins
Newmarket	21 mins	M11	30 mins
Cambridge	42 mins	A1	44 mins
Norwich	90 mins	Felixstowe	80 mins

The site is located next to the new Ben's Yard development, which will provide independent retail and leisure space, will complete Q3 2023. <https://www.bensyard.co.uk/>

DESCRIPTION

The property is fully insulated and consists of a steel portal frame set under a pitched roof and is split into three bays. The property is currently used as a cold store for the agricultural sector and can store produce at 2°. Minimum eaves height of 8.8m and a maximum of 11.9m.

There are shared amenities on site. The property also has the benefit of three electrically operated shutter doors per bay measuring 4.6m x 5.3m. The property benefits from a yard to the front and side and there is scope to extend the yard to the front of the building, please contact the agents for more detail.

ACCOMMODATION

	Sq Ft	Sq M
Bay 1	4,865	451.97
Bay 2	4,865	451.97
Bay 3	4,865	451.97
Total	14,595	1,355.9

BUSINESS RATES

Interested parties are advised to confirm by contacting the Local Authority directly (East Cambridgeshire District Council)

PLANNING USE

The property's current use is agricultural use. A planning application has been submitted for a change of use to B2 / B8.

RENT

Rent: £ROA per sq ft

Terms

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

EPC

A+: -5

VAT

We assume VAT will be applicable.

ANTI MONEY LAUNDERING

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

LEGAL COSTS

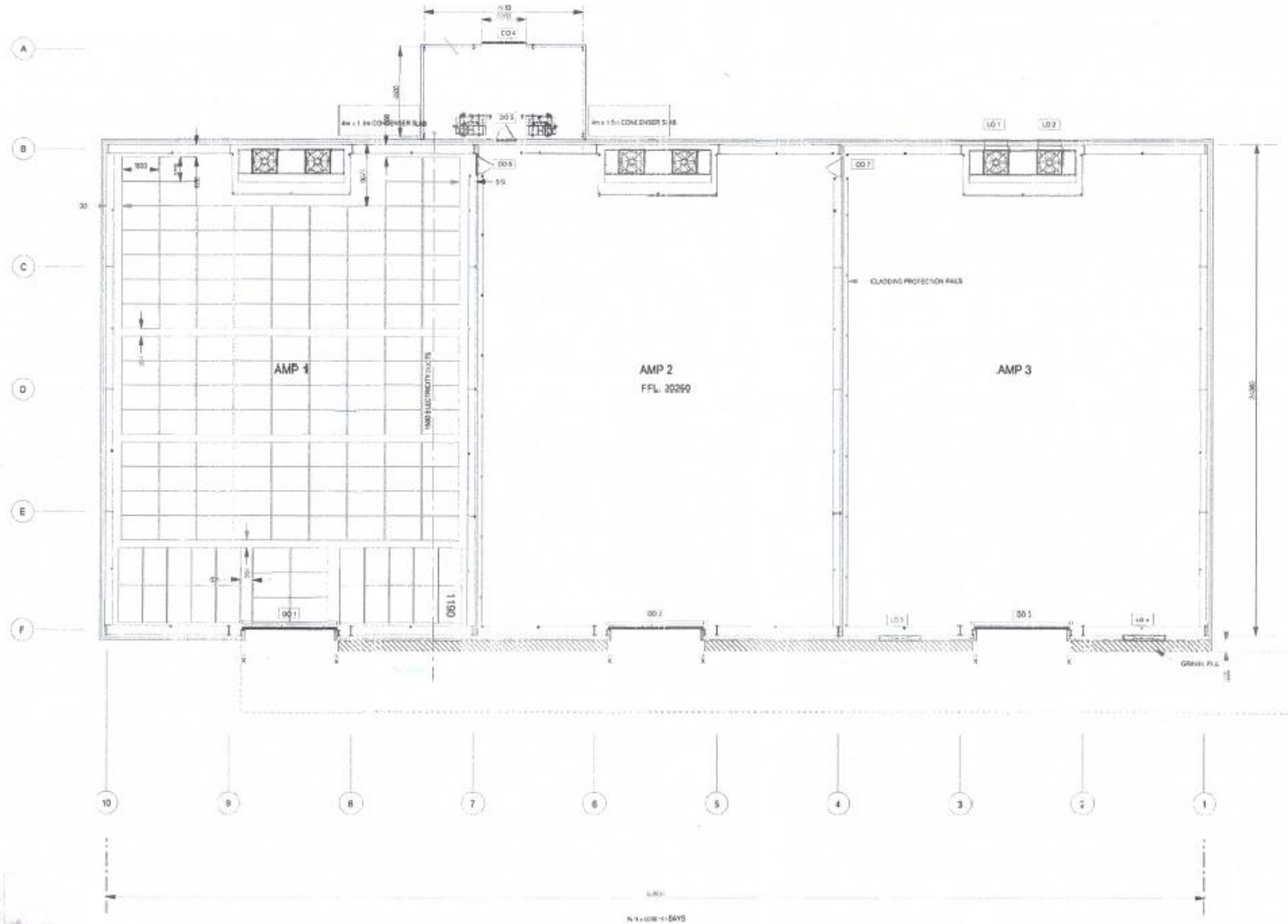
Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with Carter Jonas - 01223 362828

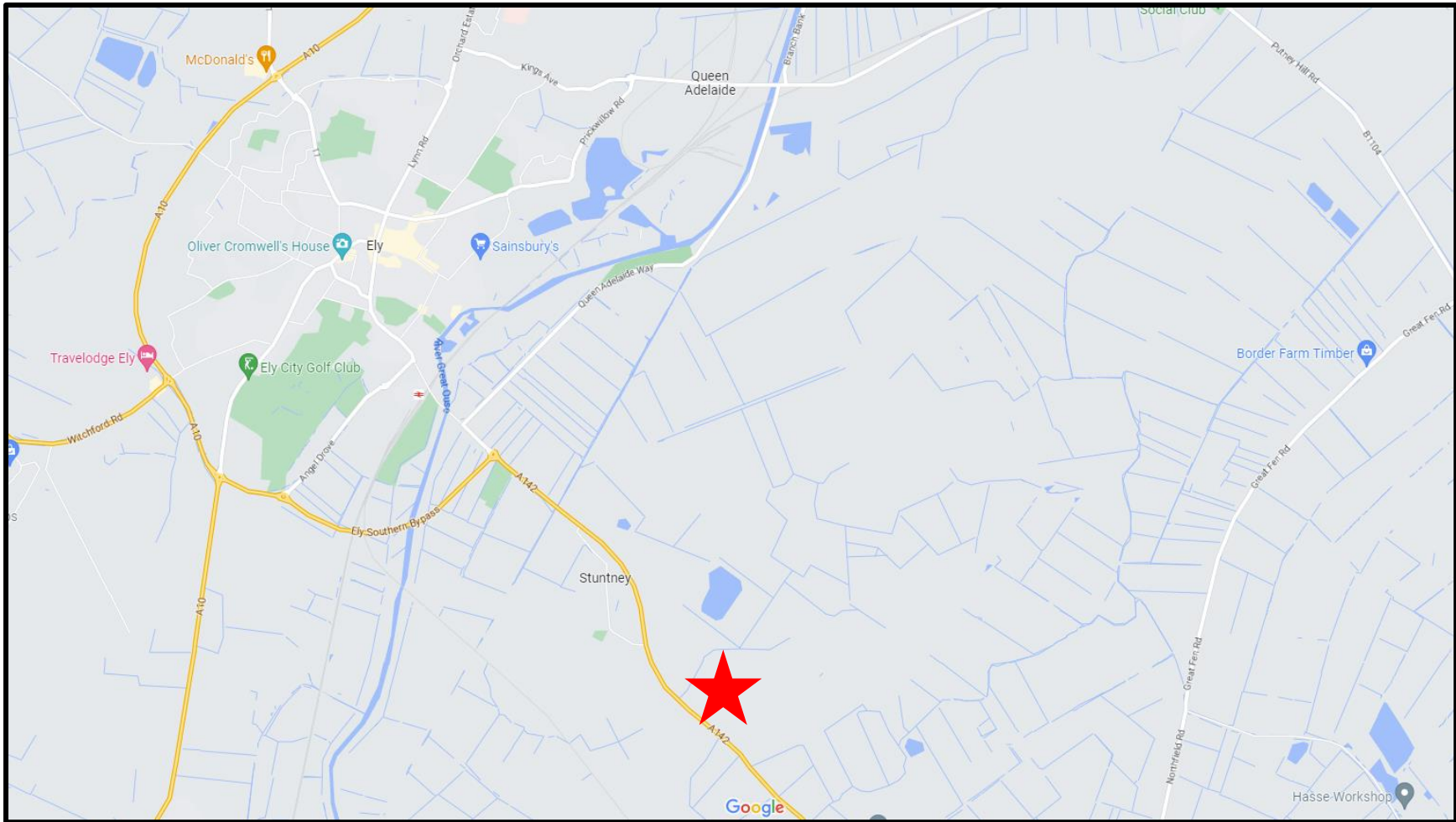
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Plan (not to scale)



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(Google maps)

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. May 2023.

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