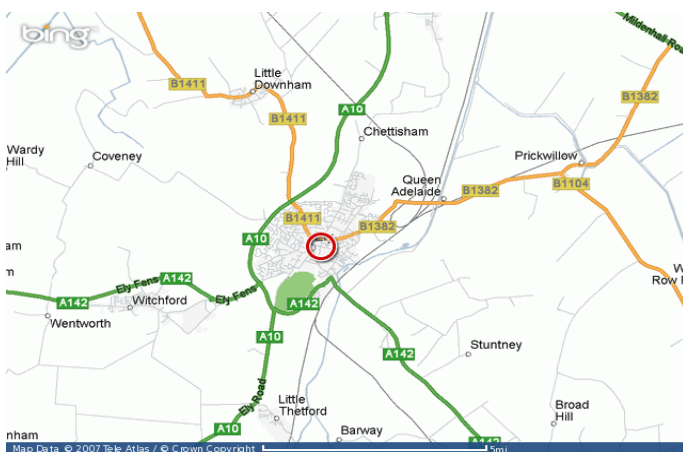


Self contained office suite - TO LET
Second Floor, 8 High Street, Ely, CB7 4JY

Approx 2,168 sq ft (210.4 sq m)

CARTER
JONAS

The Property People



carterjonas.co.uk/commercial

- City centre location
- Close to shops, banks, restaurants and the Cathedral
- Self contained suite
- Passenger lift
- Newly redecorated

Location

Ely is a historic Cathedral City with a population of around 15,000 and a district population of approximately 74,000. It is located at the junction of the A142 and A10 roads, approximately 15 miles to the north of Cambridge. There is a rail service to London Kings Cross with a typical journey time of 67 minutes.

The property is situated on the High Street, backing onto the Cathedral. The High Street forms the main shopping area of the city. Consequently, there are ample amenities close by such as shops, banks, restaurants etc.

Description

A 3 storey property of brick construction. Access to the property is direct from the High Street and the upper floors via either a staircase or passenger lift.

The available suite comprises the entire second floor which has recently been redecorated. The lower levels of the property are occupied by the solicitors Hall, Ennion & Young.

Terms

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed subject to upward only rent reviews as appropriate.

The lease will be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954, Part II.

Rent

£19,500 pa exclusive of outgoings and subject to VAT.

Business Rates

Rateable Value £19,500 @ UBR (April 2010/11) 41.4 p = **£8,073 payable**.

Interested parties should contact the business rates department of South Cambs' Council for confirmation of any relief / adjustment applicable to rates payable.

Carter Jonas, 6-8 Hills Road, Cambridge CB2 1NH

Ben Le Coq or Peter Greggain

Tel: 01223 315716

Email: ben.lecoq@carterjonas.co.uk or
peter.greggain@carterjonas.co.uk

Disclaimer: Important information Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.