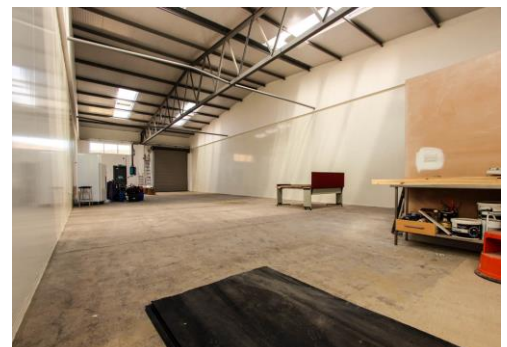
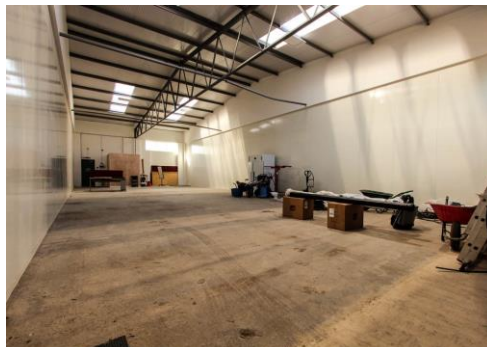


# let 365 sales

**REGAL LANE,**  
Soham



- Refurbished Warehouse
- 5.0 Eaves
- AVAILABLE NOW
- On Site Parking
- Great Location & Travel Links



**Regal Lane**  
Soham, Ely, CB7 5BA

**Annual Rental Of**  
**£9,900**

Available Now, A Fully Refurbished 2245sqf Industrial Unit Located In The Ever Popular Regal Lane Area Of Soham Just 6 Miles From Ely And 16 Miles From Cambridge. Refurbished To A High Standard With WC, Onsite Parking. Would Suit A Variety Of Uses Subject To Planning. Viewings 9am-9pm 7 Days A Week And Strictly With The Agent.

### Description

One Of A Number of Refurbished Units And The Last One Remaining. New Roof, Electric Roller Shutter, WC, 5.0m Eaves, 3 Phase Power, Parking.

### Size

2245 sq ft (208.54 sq m Approximate).

### Services

Electric, Gas and Water and Mains Drainage. Services Condition Subject To Inspection by Interested Parties. No warranty Is Given On Their Condition Or Working Order.

### Planning

Usage is Subject To Suitability Of Interested Parties. Applicants Should Make Their Own Inquiries Into The Usage Required With East Cams Planning Department.

### Lease Terms

Available On A Full Insure And Repairing Lease. Term To Be Negotiated.

### Business Rates

Currently Requiring Re Assessment.

### Rent

£9900p.a Plus VAT Excluding Service Charge, Insurance And All other Outgoings Associated With The Tenant.

### Service Charge

A Service Charge Is Payable For The Communal Area Upkeep.

### Legal Costs

Each Party To Bear Their Own Legal Costs.

