



# Potter Space Ely

Queen Adelaide Way, Ely, Cambridgeshire, CB7 4UB



Home for business

To Let

Unit 4

From 11,904 sq ft (1,105 sq m)

# Location

Serving the south east of England, Potter Space Ely has excellent road and rail links with the port of Felixstowe just 79 miles away via the A14 and Cambridge 17 miles away via the A10. The business park has superb access to the Ely southern link road and major regional rail links, as well as being close to the A11, A14 and A1.



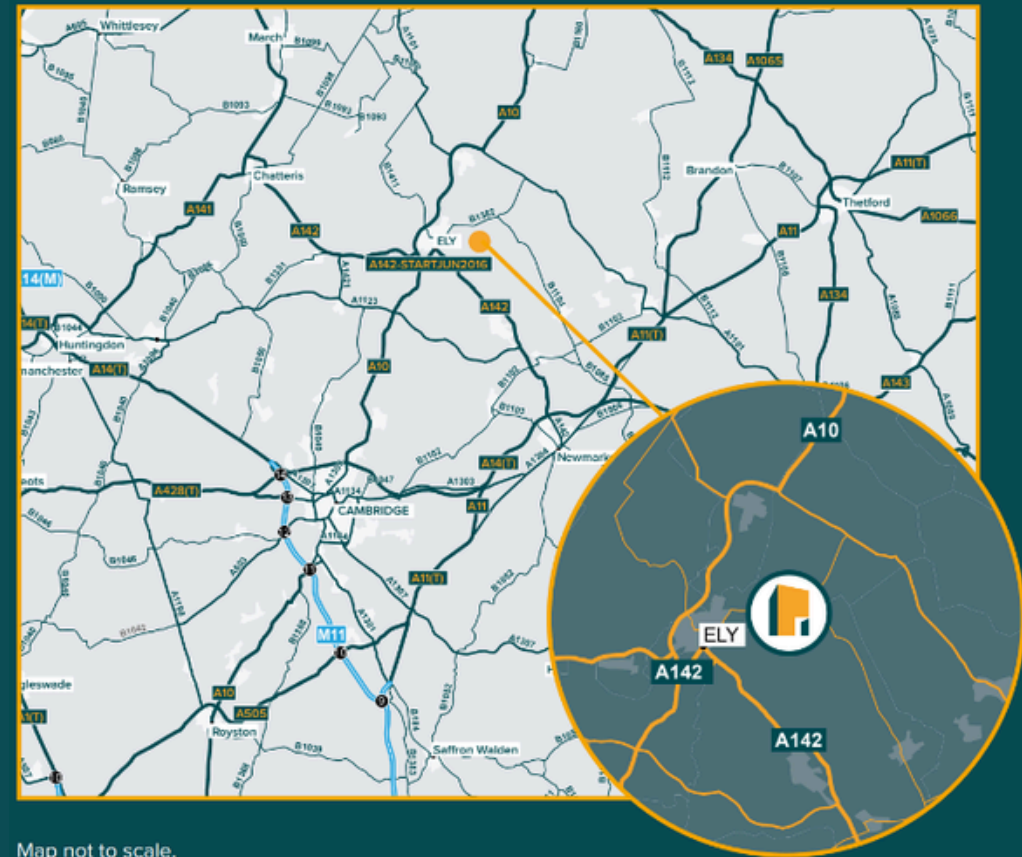
Close to M11,  
A14 and A1



2 miles from  
Ely train station

Drive times*	Miles	Time
Cambridge	18.8	38 mins
Huntingdon	24.4	40 mins
Thetford	25.8	44 mins
Peterborough	32.2	54 mins
London	80.2	1 hour 48 mins

- AA Route Finder



Map not to scale.

# Park

Potter Space Ely, is a multi-let industrial estate offering warehouse and open storage in Ely, approximately 15 miles north of Cambridge.

The property offers a rare opportunity to acquire from 9,500 sq ft to 86,000 sq ft of genuine economical storage and distribution space in a location which is beneficial for occupiers linked to the light industrial, agri-tech and agricultural engineering sectors.

The site offers industrial units, open storage land, office space and welfare facilities.



## Features



Secure site with 24 hour monitored CCTV



Management team on site



60 parking spaces available on site



4 EV charging points on site



Access to welfare cabin



Option to negotiate office access



Option to negotiate concrete yard access

# Unit 4

Unit 4 sits at the heart of this thriving industrial park.

The unit benefits from a three phase power supply and concrete floors. It provides plenty of storage with a 7m eaves height. The unit come with access via to concrete yard. Access to the on site welfare facility is also provided.

Options are available to negotiate additional office accommodation and open storage land subject to negotiation.

## Key Features



7m eaves height



Loading via 2 doors



Three phase power supply



Concrete floors

Further details available at [potterspace.co.uk](http://potterspace.co.uk)



# Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.

## Development by



Home for business

call: 0113 4650 555

email: [info@potterspace.co.uk](mailto:info@potterspace.co.uk)

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