



VANDERWALD

FOR SALE

Ashley Industrial Estate

Soham CB7 5EE



Vanderwald Estates Ltd  
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## Description:

We are happy to bring to market this fantastic opportunity to purchase an industrial unit comprising 4 independent units. Each unit is 1,254 sqf / 116.5 sqm giving a total size of 5,016 sqf 466 sqm. The building is spread on one floor and located in an industrial estate.

Each unit is tenanted with a total reserved rent of £31,590. However there is asset management opportunity.

Unit	Rent	Lease term	
Unit 5	£6,500	19/07/2017 – 18/07/2022	Holding over
Unit 6	£8,250	14/07/2023 – 13/07/2028	
Unit 7	£8,500	23/04/2020 – 22/04/2025	
Unit 8	£8,340	07/10/2022 – 06/10/2027	
Total	31,590		

## Key Features:

- Tenure – Freehold
- Premises totals 466 sqm / 5,016 sqf
- Current rental income of £31,590 p.a.
- Price: £400,000 ex-vat
- Subject to VAT, but we understand that it can be sold as a TOGC

## Location:

Soham is a market town in east Cambridgeshire, with around 12,000 people. It is situated off the A142 between Ely and Newmarket.

The property itself is just off Mereside, the main road into Soham off the A142. It is in a small industrial park neatly laid out with plenty of parking and access for deliveries.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.





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