



Industrial -120,000 - 275,000 sq ft (11,150 - 25,500 sq m)

THE CDC BUILDING, THE SPICERS SITE SAWSTON, CAMBRIDGE, CB22 3JG

TO LET



Location

The Spicers site is located just off the Sawston by-pass approximately 5 miles south of Cambridge. The property is well located being 2 miles from the M11 motorway providing good connections into London, the South East, the A14 (west) and the Midlands. The A11 is also 2 miles away providing quick access to the A14 (east) and the East Coast ports.

There are railway stations at Whittlesford and Great Shelford which are both 2 miles away and are connected to the Cambridge/London Liverpool Street line.

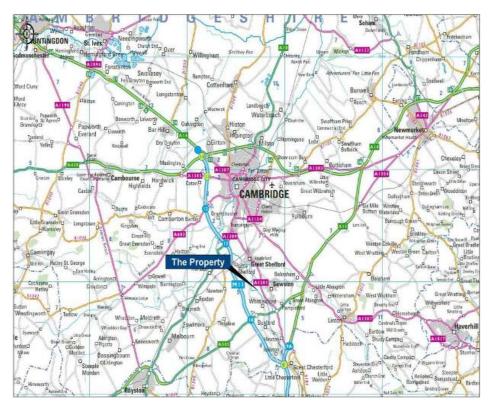
Description

The property comprises a 5 bay warehouse building with 2 storey offices.

The 5 bay warehouse benefits from eaves ranging from 8.5m to 12m. There are 26 dock loading level doors and 5 surface level loading doors which have all been fully serviced. The unit is lit and heated.

In Brief

- 8.5m 12m eaves
- Lighting and heating
- Located within 2 miles of the M11
- and the A11
- Substantial yard area
- 24 hour site security
- Recently refurbished
- 24/7 access



Accommodation

Total GIA	274,951	25,543
Office	10,190	947
Warehouse	264,761	24,596
	34 11	34 111

Additional Information

Terms

The property is available on a sublet or assignment basis. The current lease expires in October 2022.

Rates

From information provided by the gov.uk website we understand, as of Oct 2017, the unit has a Rateable Value of £730,000.

For the year commencing 1 April 2019, rates payable is normally charged at 50.4p in the pound.

Interested parties to make their own enquiries.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

Available upon request

Postcode

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Enquiries

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