

PRELIMINARY DETAILS



Industrial – 5,722 sq ft (531.59 sq m)

In Brief

- Designated car parking
- To be refurbished
- Available Q1 2020
- Situated in close proximity to BSS and Inca
- Rent on application

**UNIT 3 COLLEGE BUSINESS PARK
COLDHAMS LANE, CAMBRIDGE CB1 3HD
TO LET**

Location

The property is located approximately 2 miles east of the City Centre in an established business area. The A14 dual carriageway is around 3 miles away, via the A1303, while the M11 junction 11 is approximately 4 miles to the south west.

Cambridge Train Station is located just 2 miles to the west of this property providing good links to London (48 minutes to London Kings Cross) and other National Rail services

Description

The property comprises a modern terrace of industrial / warehouse units constructed on a steel frame with profile steel clad elevations. The units benefit from first floor offices and an eaves height of 6m. There is also three phase electricity with 300 kVA capacity and an electronically operated loading door.

Business Rates

From information provided by the gov.uk website we understand, as of April 2019, the property has a Rateable Value of £59,000.

For the year commencing 1 April 2019, rates payable is normally charged at 50.4p in the pound. The Rateable Value will need to be re-assessed for lettings of separate units.



Accommodation

The approximate gross internal floor areas are as follows:

TOTAL (GIA) 5,722 sq ft (including 1,462 sq ft first floor offices)

Additional Information

Terms

The property is offered by way of a new lease on terms to be agreed at a rent on application.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Bidwells.

EPC

Available upon request

Postcode

CB1 3HD

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