



Warehouse and office– 9,617 sq ft (893.45 sq m)

In Brief

- Part of a larger building of industrial and office accommodation
- Good yard and parking area
- 3 miles from the A14
- The new Northstowe development nearby

**HYPRO BUILDING, STATION RD, LONGSTANTON,
CAMBRIDESHIRE, CB24 3DS
TO LET**

Location

Longstanton is a village located 6 miles to the North West of Cambridge. The building is located 1.5 miles away from the new Northstowe Development which will provide over 10,000 new homes to the area. The A14 provides access to Huntingdon and the Midlands and East Coast Ports, as well as the M11 and M25 for Stansted Airport and London.

Description

The subject premises is of steel portal frame construction with brickwork and profile metal sheet cladding to elevations. The premises benefits from:

- Office and ancillary accommodation
- WC facilities
- Clear eaves height of approximately 3m (up to a maximum of 5.7m)
- 2 Roller shutter doors
- Good yard and parking provisions and entrance to the rear
- An onsite CCTV security system and gatehouse



Accommodation

	sq ft	sq m
Office	2,480	230.40
Warehouse	7,137	663.05
Total	9,617	893.45

Additional Information

Terms

The property is available on a FRI lease with terms to be agreed. Quoting rent available on application.

Rates

Business rates payable are currently calculated from the rateable value of the entire building. The incoming tenant will be responsible for and equivalent proportion of this. Further details upon request.

Legal Costs

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

Value Added Tax

Prices outgoing and rentals are quoted exclusive of but may be liable to VAT.

EPC

Available upon request

Postcode

CB24 3DS

Enquiries

Rory Banks
01223 559163
rory.banks@bidwells.co.uk

Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.