

## PRELIMINARY DETAILS



Industrial – 4,143 sq ft (384.90 sq m)

#### In Brief

- Established Industrial Location.
- Leasehold
- Rent on application.

**UNIT 11, SAWSTON TRADE  
PARK, SAWSTON,  
CAMBRIDGE  
TO LET**

#### Location

Sawston Trade Park is located approximately 5 miles south of Cambridge, in Sawston. This is an established commercial location. The Trade Park fronts onto London Road and is situated in the south of Sawston village just a quarter of a mile away from the A505, providing great access to the M11 (junction 10) and on to the A14.

The trade park is just one mile to Whittlesford Parkway train station which provides fast access to London and Cambridge.

#### Description

The property comprises a concrete frame building with profiled metal clad elevations and a concrete floor. The unit benefits from a roller shutter door and a WC.

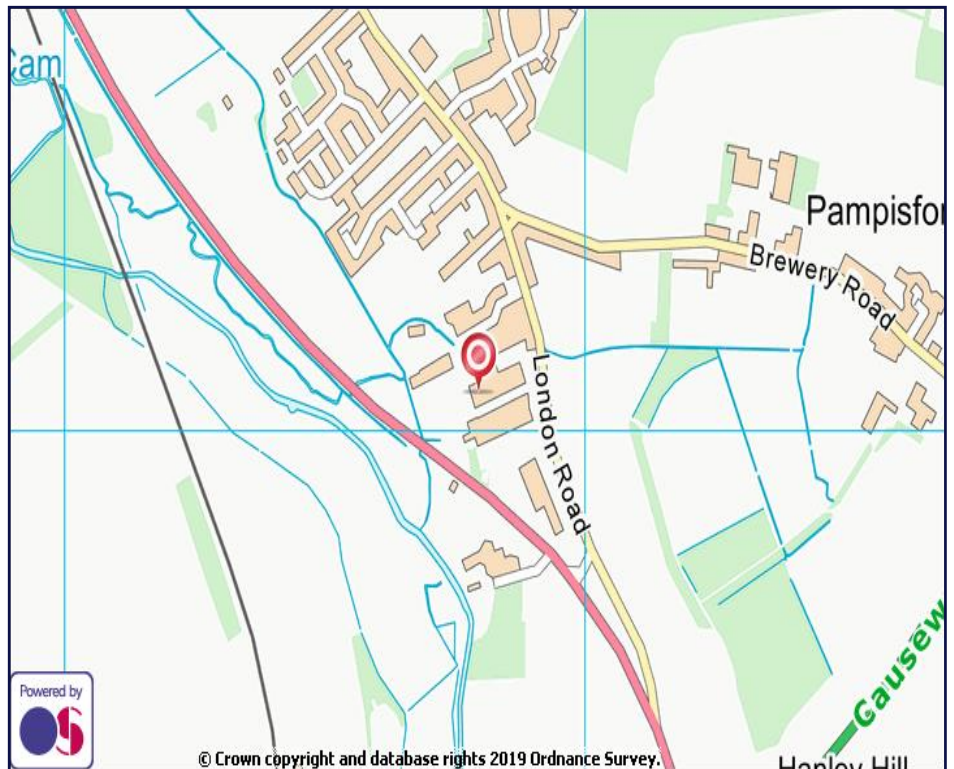
#### Business Rates

The Rateable Value will need to be recalculated following the removal of the former tenants fit out and will be available upon request.

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

#### Value Added Tax

VAT will be payable in addition to rent and service charge.



#### Accommodation

The property provides the following approximate accommodation measured on a gross internal area basis, in accordance with the RICS Code of Measuring Practice.

**Total GIA** 4,143 sq ft (384.90 sq m)

### Additional Information

#### Terms

Available on a new lease. Terms to be agreed.

#### Legal Costs

Each party to bear their own legal costs.

#### Viewing

Strictly by appointment with Bidwells.

#### EPC

Available upon request

#### Postcode

CB22 3EE

#### Enquiries

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