



**CHURCH END CAR PARK, COLDHAMS LANE
CAMBRIDGE, CB1 3LB**

TO LET | OPEN STORAGE LAND: 0.56 ACRES (24,394 SQ FT)



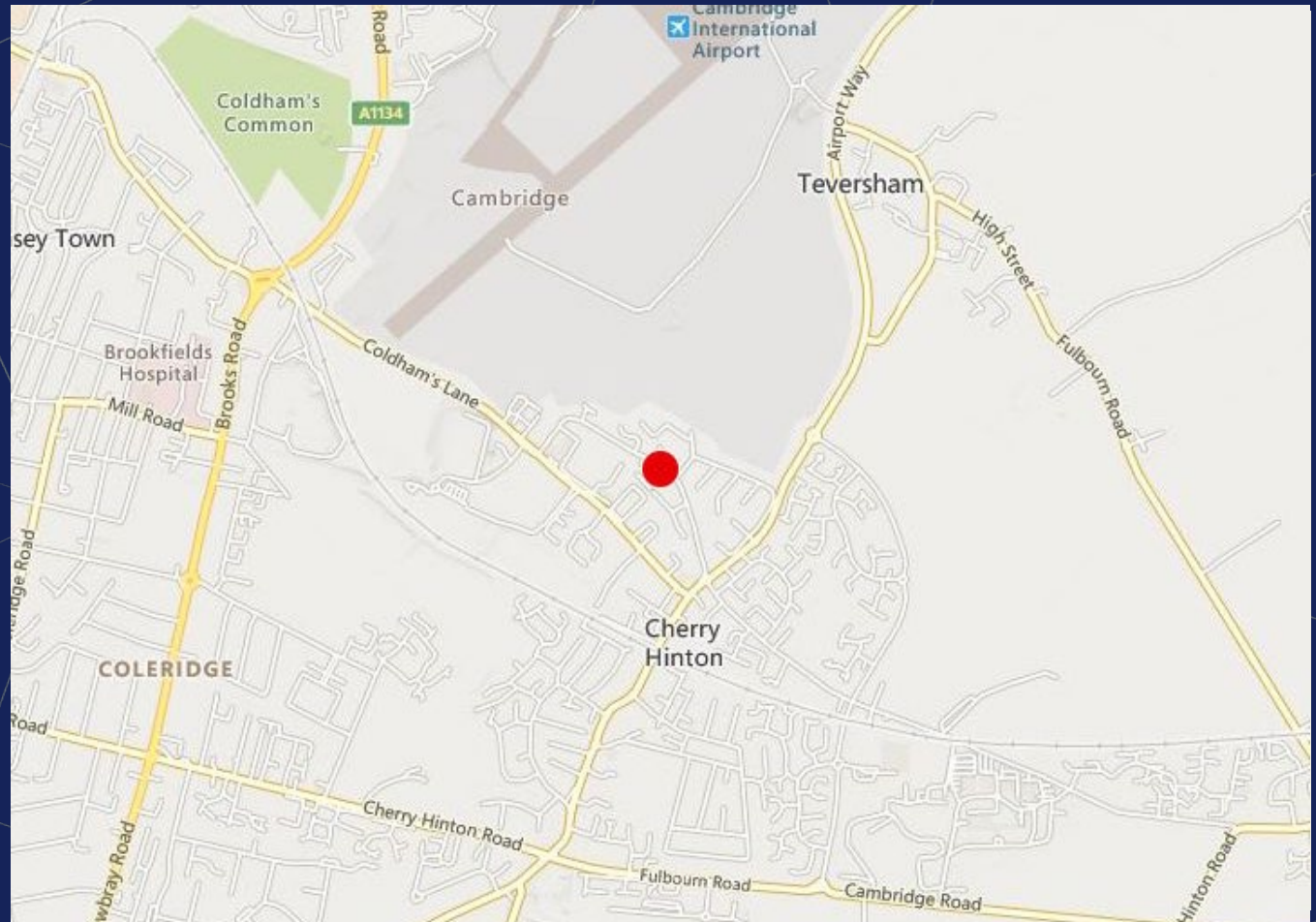
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LOCATION

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 southwest.

The property is located just to the South of Cambridge City Airport and the Marshall's development site Cambridge East boasting 900 acres of mixed-use development with the potential to deliver up to 12,000 new homes in Cambridge by 2030.

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.



SUMMARY



Description

The site offers a unique open storage opportunity Cambridge city centre with great distribution links throughout East Anglia and London. The site has been cleared to provide a speedy transition to any occupier seeking land for storage.

Access can be gained from either the north east corner of the site from Church End Road or a shared access route from south west corner from Rosemary Lane.

Specification includes:

- Strategically located open storage site
- Planning consent for B2 and B8 uses
- Established business park location
- Nearby occupiers include Storage King, Steven Egell Toyota, Inca Digital, BSS and Travis Perkins
- Available now

Accommodation

Open storage: 0.56 acres (0.23 hectares)

Additional information

Terms

Available on a new lease. Terms upon application.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Postcode

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Enquiries

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