



Industrial – 11,824 sq ft (1,098.50 sq m)

UNIT 3, CAMBRIDGE SOUTH BUSINESS PARK, SAWSTON TO LET

In Brief

- Modern warehouse unit in an established industrial location
- Excellent parking and loading areas
- Within 3 miles of M11 via the A505
- Immediately Available
- Available leasehold
- Rent on Application

Location

The property is located in a busy industrial cluster approximately 7 miles south from Cambridge City centre. Cambridge South Business Park forms part of the wider Dales Manor Business Park which boasts a plethora of distinguished occupiers such as: London City Bond, Harrow Green, Mtec, Pulpex, Unisurge, Biocair and many more.

Sawston enjoys excellent road connectivity with easy access to Cambridge City and the wider region via the A505 which includes the major road networks of the M11, A11, the A1(M) and the A14. Mainline rail links on the Cambridge/London Liverpool Street line are available from the nearby villages of Great Shelford and Whittlesford Parkway. Services from Cambridge City train station run regularly into London's Kings Cross Station.

Description

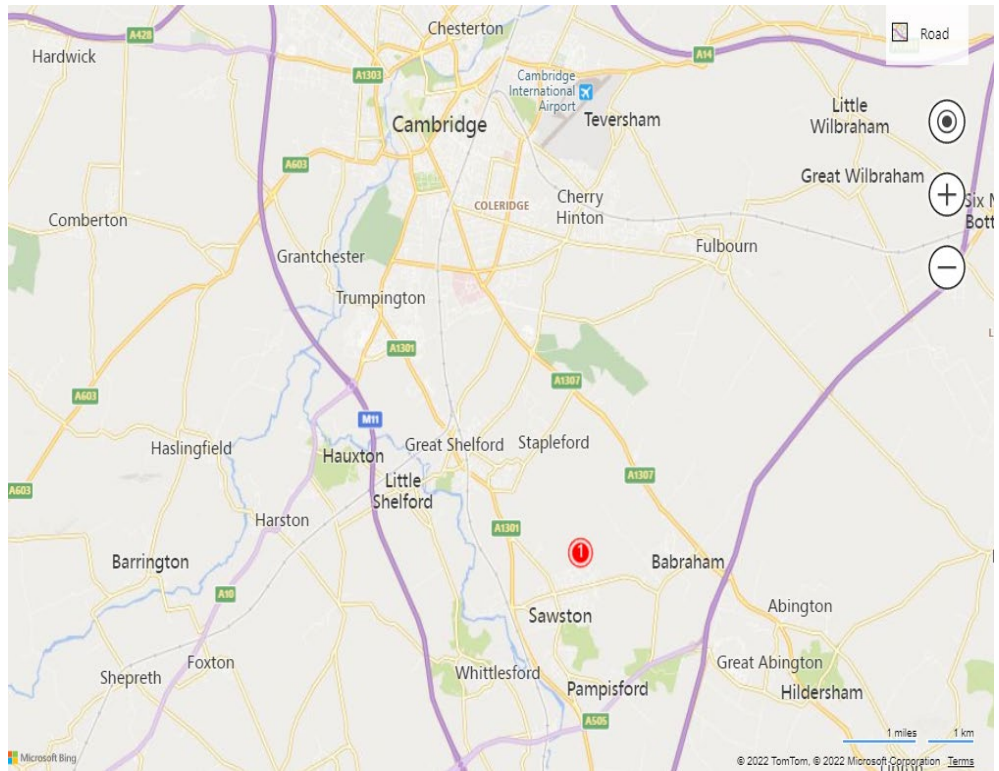
Built in 2019 this property comprises a modern end of terrace business unit with the following specification;

- Steel portal frame construction
- Eaves height: 8.2m
- W/C Facilities
- "Cat A" office specification
- Floor loading 50 kN/m²
- Capped gas, electricity and water supplies
- EPC rating B
- 20 car parking spaces including 2 EV charging spaces and 2 disabled parking bays

Business Rates

The Rateable Value of the premises from the 28th May 2019 is calculated at £54,000 per annum.

For the year commencing 1 April 2022, rates payable is normally charged at 51.2p in the pound.



Accommodation

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

Ground Floor	10,892 sq ft (1,011.86 sq m)
First Floor	929 sq ft (86.3 sq m)
Total GIA	11,821 sq ft (1,098.16 sq m)

Additional Information

Terms

Available on a new lease or by sublet or assignment on terms to be agreed.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Bidwells.

Value Added Tax

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

EPC

Available upon request

Postcode

CB22 3FG

Enquiries

Rory Banks
01223 559344
rory.banks@bidwells.co.uk

Walter Scott
01223 559301
walter.scott@bidwells.co.uk

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