

Industrial – 16,442 sq ft (1,527 sq m)

In Brief

- Easy access to M11 and A505
- Substantial secure yard
- Available July 2017
- Due to be refurbished
- Rent on application

**UNITS H1 & H2 DALES MANOR BUSINESS
PARK, SAWSTON, CAMBRIDGE, CB22 3TJ
TO LET**

Location

Sawston is well located 7 miles south of Cambridge, with good access to the M11, A11 and A14. Sawston is a large village with a wide range of services and facilities including banks, pubs and a small supermarket. The property is located within the Dales Manor Business Park, which is an established, production and distribution park, accessed via Babraham Road.

Description

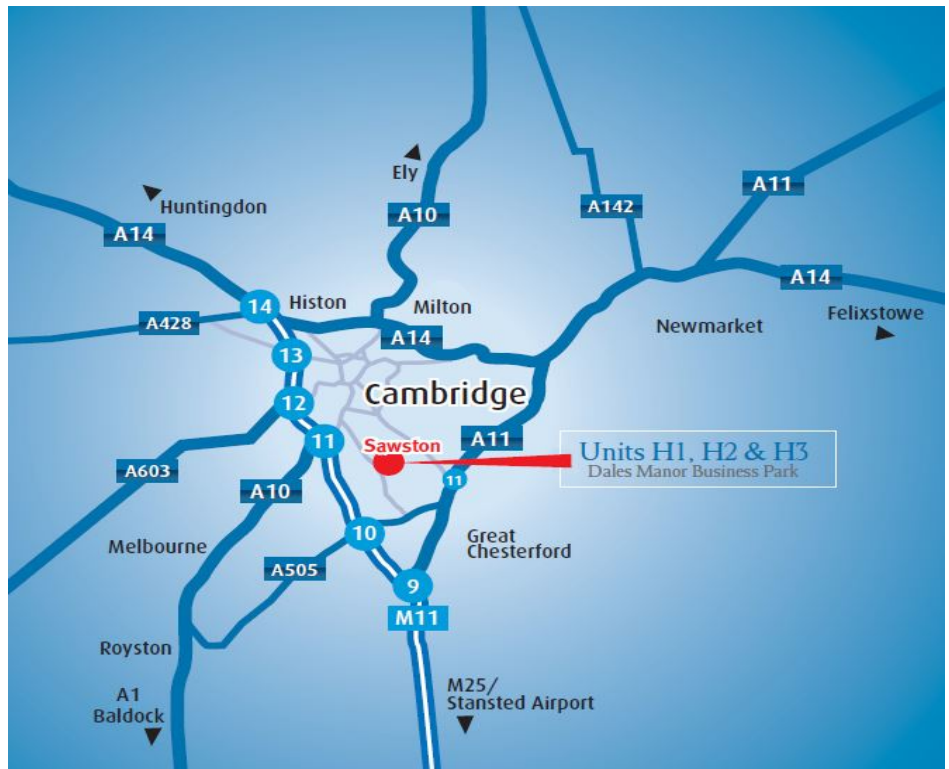
The property comprises two adjacent industrial/warehouse units of steel portal frame construction under pitched roofs. The property is due to benefit from a refurbishment programme. Each unit benefits from a roller shutter door fronting a large secure concrete forecourt and office accommodation with toilet facilities.

Amenities

- Large secure concrete forecourt
- Male and female toilets
- 3 phase electricity supply

Business Rates

From information provided by the gov.co.uk website we understand the property has a Rateable Value of £42,250. For the year commencing 1 April 2017, rated payable are normally charged at 47.9p in the pound.



Accommodation

	sq ft	sq m
Unit H1	9,566	888.74
Unit H2	6,876	638.82
TOTAL	16,442	1,527

Additional Information

Terms

The units are available on new direct leases on terms to be agreed. Rent upon application.

Service Charge

A service charge will be payable in connection with common services and maintenance of the common areas of the estate. Further details can be provided upon request.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

Available upon request.

Postcode

CB22 3TJ

Enquiries

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Joint agents

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