



## Open Storage Land – 1.44 ha (3.55 acres)

### In Brief

- Strategically located open storage site
- Planning consent for B2 and B8 uses
- Established business park location
- Existing occupiers include Megastorage, Mtec, Lacons and London City Bond
- Available from Nov 2019

# SITE A, DALES MANOR BUSINESS PARK, BABRAHAM ROAD, SAWSTON 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 site offers a unique open storage opportunity close to Cambridge with great distribution links throughout East Anglia and London. The site has been cleared with all buildings dropped to provide a speedy transition to any occupier seeking land for storage. Services (Gas, Electricity and Water) have been capped and can be reconnected should an occupier require.

Access is gained from the rear of the site along the main service road of the Business Park.

The current lease to Tarmac Trading Ltd. expires on the 31<sup>st</sup> Oct 2019 making the property available from Nov 2019.



### Accommodation

1.44 Ha (3.55 Acres)

## Additional Information

### Terms

Available on a new lease for 3-5 years.

### Legal Costs

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

### Value Added Tax

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

### EPC

Available upon request.

### Postcode

CB22 3TJ

### Enquiries

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