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Industrial – 120,000 – 275,000 sq ft  
(11,150 – 25,500 sq m)

**THE CDC BUILDING, THE SPICERS SITE  
SAWSTON, CAMBRIDGE, CB22 3JG  
TO LET**

### Location

The Spicers site is located just off the Sawston by-pass approximately 5 miles south of Cambridge. The property is well located being 2 miles from the M11 motorway providing good connections into London, the South East, the A14 (west) and the Midlands. The A11 is also 2 miles away providing quick access to the A14 (east) and the East Coast ports.

There are railway stations at Whittlesford and Great Shelford which are both 2 miles away and are connected to the Cambridge/London Liverpool Street line.

### Description

The property comprises a 5 bay warehouse building with 2 storey offices.

The 5 bay warehouse benefits from eaves ranging from 8.5m to 12m. There are 26 dock loading level doors and 5 surface level loading doors which have all been fully serviced. The unit is lit and heated.

### In Brief

- 8.5m - 12m eaves
- Lighting and heating
- Located within 2 miles of the M11 and the A11
- Substantial yard area
- 24 hour site security
- Recently refurbished
- 24/7 access



### Accommodation

	sq ft	sq m
Warehouse	264,761	24,596
Office	10,190	947
<b>Total GIA</b>	<b>274,951</b>	<b>25,543</b>

### Additional Information

#### Terms

The property is available on a sublet or assignment basis. The current lease expires in October 2022.

#### Rates

From information provided by the gov.uk website we understand, as of Oct 2017, the unit has a Rateable Value of £730,000.

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

Interested parties to make their own enquiries.

#### Legal Costs

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

#### EPC

Available upon request

#### Postcode

CB22 3JG

#### Enquiries

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