

## PRELIMINARY DETAILS



Industrial – 2,675 sq ft (248.52 sq m)

### In Brief

- To be refurbished
- Available Q1 2021
- Situated in close proximity to Rexel, Stagecoach, Scintacor

**11 CAMBRIDGE COMMERCIAL PARK,  
COWLEY ROAD, CAMBRIDGE, CB4 0DL  
TO LET**

### Location

The property is located approximately 3 miles North East of the City Centre in an established industrial area. The A14 dual carriageway is approximately 1 mile away, via the Milton Road, which connects to the A11/M11 and the A1.

The estate is located on the approach to Cambridge North Train Station providing good links to London (48 minutes to London Kings Cross) and other National Rail services.

### Description

The property comprises an end of terrace of industrial / warehouse unit constructed of a steel portal frame with part brick work and insulated profile steel clad elevations and a power floated concrete floor. The unit benefits from ground floor W/Cs and an eaves height of 7.25 m. There is also three phase electricity capacity and an electronically operated loading door.

### Business Rates

From information provided by the gov.uk website we understand, as of 1<sup>st</sup> April 2017, the property has a Rateable Value of £29,750. This includes areas of the previous tenants fit out and will be revalued following landlords' refurbishments.

For the year commencing 1 April 2019, rates payable is normally charged at 50.4p in the pound. The Rateable Value will need to be re-assessed for lettings of separate units.

### Planning

We understand that the property was previously used for storage and distribution use (B8). We consider that alternative light industrial or R&D (B1) or general industrial use (B2) may also be appropriate (subject to any necessary consents).

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Dept on 01223 457 200.

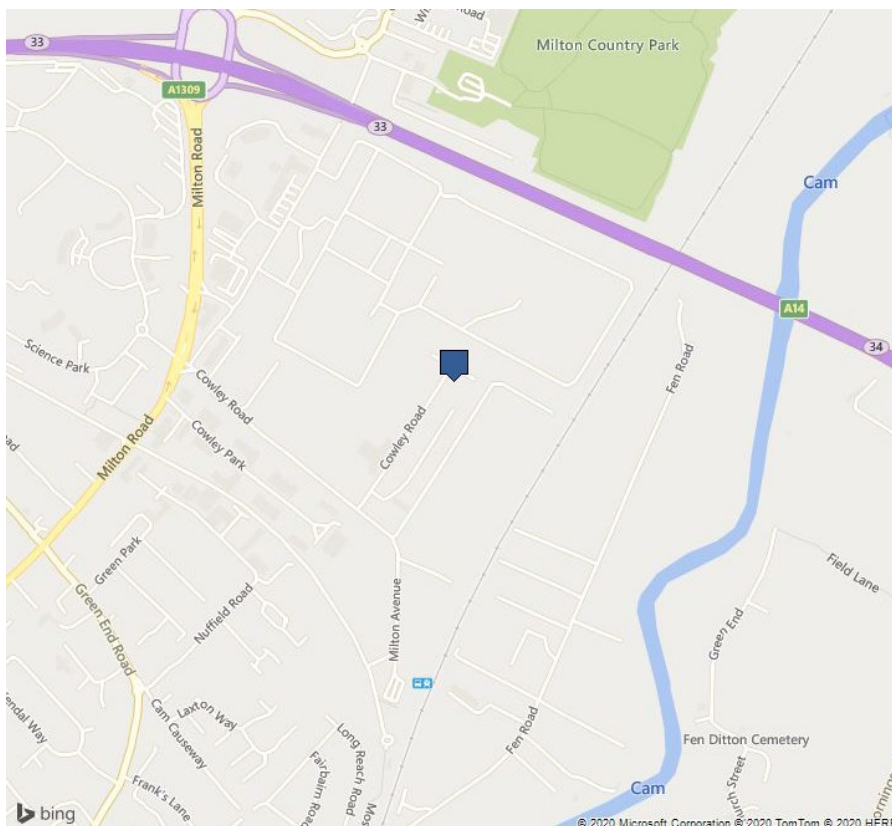
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### Accommodation

The approximate gross internal floor areas are as follows:

**TOTAL (GIA) 2,675 sq ft (248.52 sqm)**

### Additional Information

#### Terms

The property is offered by way of a new lease on terms to be agreed at a rent on application.

#### Legal Costs

Each party to bear their own legal costs.

#### Viewing

Strictly by appointment with Agents.

#### EPC

Available upon request

#### Postcode

CB4 0DL

#### Enquiries

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