

32,799 sq ft (GIA)  
28,780 sq ft (NIA)

**In Brief**

- 2.2 acre site
- Three separate buildings
- On site parking
- Shepreth Station adjacent

**29 STATION ROAD, SHEPRETH, SG8 6GB**  
**FOR SALE**

### Location

The site is located in the village of Shepreth and has been occupied by Grant Instruments for the last 50 years.

Shepreth station is located just next door to the site with regular services going to Cambridge Station. It will also link directly into Cambridge South Station opening on Addenbrookes/Cambridge Biomedical Campus site in 2025.

### Description

The sites three buildings include office and warehouse space. The 'Main Building' and 'Chapman Building' are split over two floors, 'The Clubhouse' is single floor.

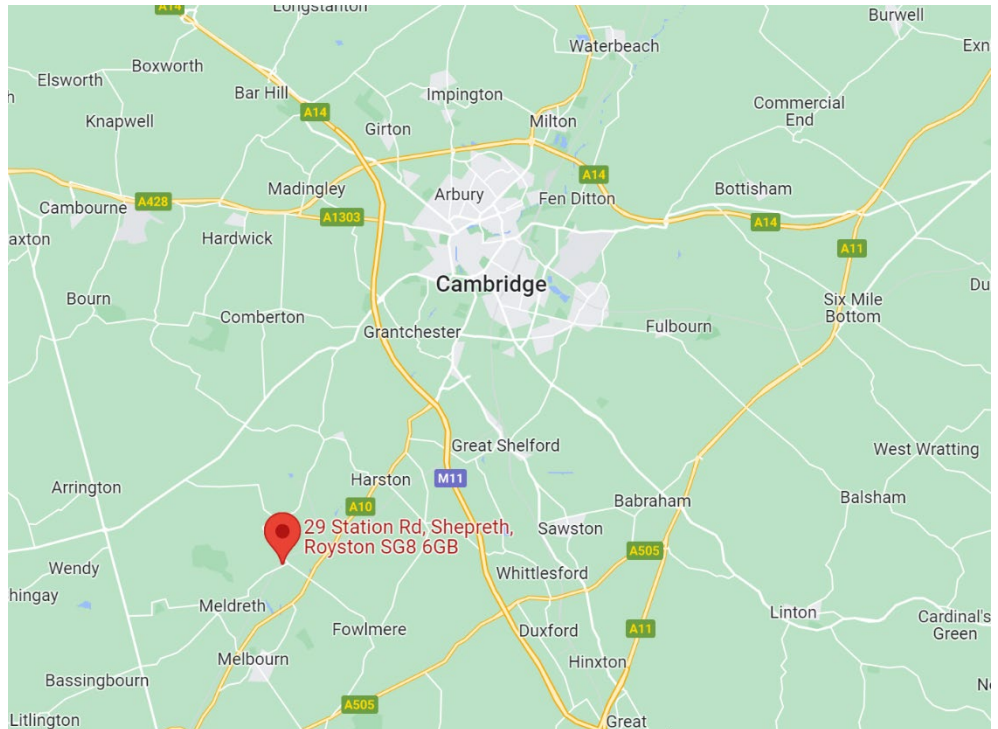
The 1<sup>st</sup> floor of the Main Building is office use with production on the ground floor which includes loading doors at both ends of the building.

- 2.2 acre site
- Shepreth Station adjacent
- Roller shutter doors
- On-site parking
- Extraction hood
- Use class E
- Lift in Main Building

### Terms

Available by way of purchase.

Price available upon application.



### Accommodation

Main Building  
24,659 sq ft (GIA) 22,208 (NIA)

Chapman Building  
5,903 sq ft (GIA) 4,755 (NIA)

Clubhouse Building  
2,238 sq ft (GIA) 1,818 sq ft (NIA)

**Total:**  
**32,799 sq ft (GIA)**  
**28,780 sq ft (NIA)**

### Additional Information

#### Rates

All interested parties are advised to make their own enquiries to Cambridge City Council 01223 457 000.

#### Legal Costs

All parties to bear their own legal costs.

#### Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request

#### Postcode

SG8 6GB

#### Enquiries

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