

INDUSTRIAL UNIT

UNIT 2, PLOT 10, THE GRIP, HADSTOCK ROAD, LINTON, CAMBRIDGE, CB21 4XN



363 sq m (3,903 sq ft)

- Light industrial premises currently fitted as labs and offices
- For sale or to let
- 8 car parking spaces
- Cambridge address and telephone number, 3 miles from A11 (dual)
- 11 miles south east of Cambridge - 5 miles west of Haverhill
- Further warehouse unit of 13,858 sq ft available also if required

FOR SALE / TO LET

LOCATION

Linton is a large village with a population of about 4,000 persons and a reasonable range of local including a large village college serving a wide catchment area. It is situated on the A1307, approximately 11 miles south-east of Cambridge and 5 miles west of Haverhill. The A11 (dual carriageway) is approximately 3 miles to the west and provides a link to the M11 (a further 4 miles to the south) and the A14 east-west dual carriageway (a further 7 miles to the north).

The Grip Industrial Estate is a small and well-established with approximately 20 business units of varying sizes, many owner-occupied. It is situated on Hadstock Road, next to Linton Zoo, about 200 metres from the A1307.

DESCRIPTION

The unit totals 363 sq m (3,903 sq ft) and benefits from the following:

- Ground floor laboratories
- First floor offices
- Roller door with small storage area.
- Kitchen and wc's
- Security system on doors

We understand that mains water, gas, electricity and drainage are connected to the site.

LEASE

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Alternatively, the property is available for sale on a freehold basis.

RENT/PRICE

Rental - £25,000 per annum exclusive.

Purchase - £245,000 freehold.

PLANNING

We understand the premises have consent for use under Class B1 Business of the Town and Country Planning Use Classes order 1987. Interested parties should satisfy themselves as to the suitability of the current planning consent with their intended use by contacting South Cambridgeshire District Council.

RATEABLE VALUE

£23,000.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

By appointment only with –

Johnny Goodman at Goodman Property

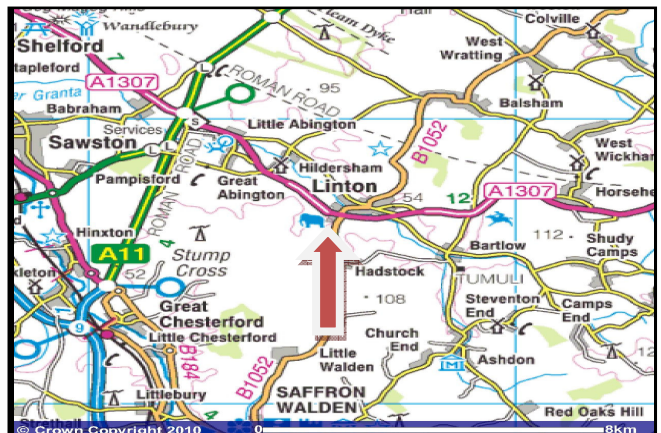
t: 01223 873195 or 07770 624769

e: jg@goodmanproperty.co.uk



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