

INDUSTRIAL UNIT TO LET

C Broad Lane,
Cottenham,
Cambridge
CB24 8SW



Approx. 266 sq m (2,868 Sq Ft) excluding mezzanine

- Warehouse unit with offices and mezzanine floor
-
- Good access to A14 and Cambridge City centre
-
- To let on a new lease

TO LET

LOCATION

The property is located in the village of Cottenham, approximately 5 miles from the A14 at Milton and 8 miles south of Cambridge city centre. The location provides excellent access to the A14, M11 and regions road network.

DESCRIPTION

The property comprises of a mid-terrace industrial unit with brick and block walls, part corrugated steel, an insulated roof with rooflights, and a concrete floor. There is a single storey office block to the front. Internally there is a mezzanine floor, with kitchen and w.c facilities.

Parking is available immediately outside the offices.

The property has the following gross internal floor areas:

Offices, kitchen and wc's	47.4 sq m	510 sq ft
Ground floor warehouse	219.1 sq m	2,358 sq ft
First floor mezzanine	111.9 sq m	1,205 sq ft

Total 266 sq m (2,868 sq ft) excluding mezzanine.

LEASE

The property is available on a new internal repairing and insuring lease at a rent of £18,000 per annum.

PLANNING

We understand the property is suitable for uses falling within Class B1 (light industrial) and B8 (storage and distribution). Other uses may be permitted and interested parties are advised to make their own investigations of South Cambridgeshire District Council Planning Department on (08450) 450 500.

ENERGY PERFORMANCE

D 80.

RATEABLE VALUE

£19,500

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on (01954) 713113.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

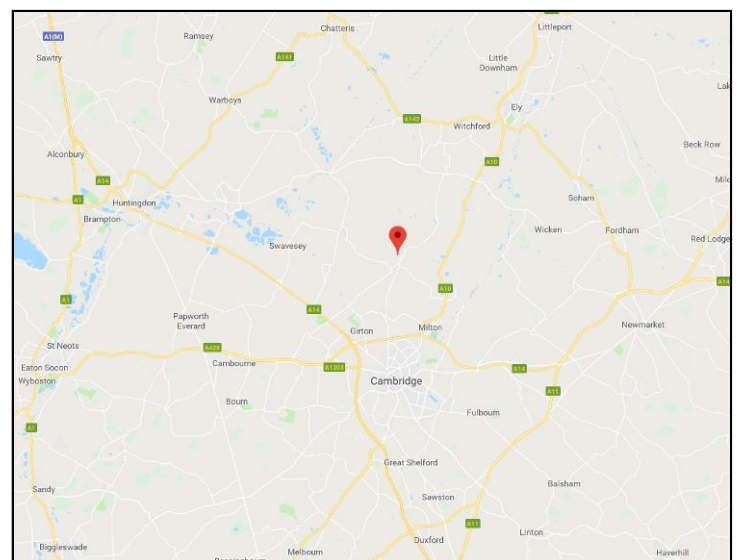
Strictly by appointment only with Johnny Goodman at Goodman Property

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