

STORAGE LAND TO LET

Fox Burrow 1, Copley Hill Business Park,
Babraham Road,
Cambridge, CB22 3GN



Approx. 0.4 Ha (43,500 sq ft /1 Acre)

- Level and surfaced open-storage compound
- Toilet facilities
- Fully serviced with electrics, telephone and drainage
- Good access to major road network
- Fully fenced and secure

TO LET

LOCATION

Copley Hill Business Park is located 3 miles south of Cambridge on the A1307 (Babraham Road), offering excellent access to the A11/M11 major roads. Frequent trains to London Liverpool Street are serviced by Great Shelford Railway Station (approximately 3 miles) and the park is conveniently located for Stansted Airport, 20 miles further south via the M11. There is a bus service passing the entrance to the Park (no. 13 Haverhill to Cambridge). A recently constructed cycleway links the Park to the centre of Cambridge.

There are various shops and excellent public houses in the nearby villages of Babraham, Great Shelford and Stapleford.

DESCRIPTION

The business park offers an established and thriving business location. There is ample car parking and common recreational areas available for use by the tenants. An on-site cafe with meeting rooms is also available for use by tenants.

The premises comprises of a storage compound surfaced with tarmac plantings. The compound benefits from a boundary fence, entrance gate and toilet block connected to mains drainage, electricity and telephone services.

The site comprises approximately 0.4 Hectares/ 43,500 sq ft (1 Acre).

LEASE

The accommodation is available by way of a new lease for a term of 7 years with a rolling break option any time after the first year on providing 12 months' notice.

Rent £33,000 per annum.

RATEABLE VALUE

Rateable Value £29,000. Interested parties should check amount payable with South Cambridgeshire District Council Revenue Services on 01954 713 112.

LEGAL COSTS

There is a standard lease. The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs, up to £300.

ENERGY PERFORMANCE CERTIFICATE

n/a

VIEWING

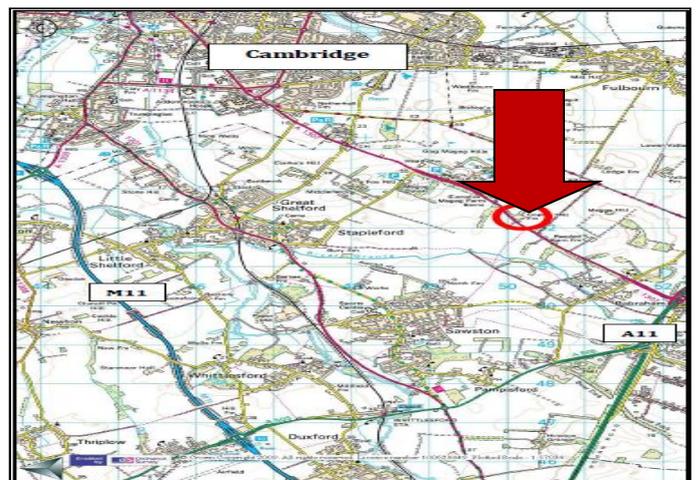
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