

INDUSTRIAL UNIT TO LET

UNIT 8 NORMAN WAY INDUSTRIAL ESTATE, OVER CAMBRIDGE CB24 5QE



Approx. 158.5 sq m (1,705 sq ft)

- Mid terraced industrial unit with offices to let
- Parking to front for 4 vehicles
- Convenient for Cambridge, Huntingdon and St Ives
- Good access to major road network

TO LET

LOCATION

Situated on the south side of Over, on the popular Norman Way Industrial Estate, approximately 3 miles north of the A14 trunk road providing a dual-carriageway route linking the East Coast ports with the M11, A1 and M1/M6. The A14 is also directly linked with the M11 motorway and the A14 Cambridge northern bypass and provides good access to the A1. The site is ideally located for the distribution industry being conveniently located for Cambridge, Huntingdon and St. Ives.

The area is set to be considerably improved with the completion of the new £1.5bn A14 Cambridge to Huntingdon improvement scheme due to be finished December 2020.

DESCRIPTION

A modern industrial unit built of steel frame construction with brick and blockwork walls under an insulated corrugated asbestos sheet roof with translucent roof lights providing natural lighting. There is a steel roller shutter and pedestrian door to the front of the unit together with a service and loading area and four car parking spaces. The unit also benefits from two offices, a kitchen, WC and LED and halogen lighting have been fitted.

ACCOMMODATION

Offices	21.6 sq m	232 sq ft
Industrial	133	1,430 sq ft
Kitchen	4 sq m	43 sq ft
GIA total	158.5 sq m	1,705 sq ft

All measurements are approximate.

SERVICES

We understand that mains water and electricity are connected.

LEASE

A full repairing and insuring lease, outside the security of tenure provisions of the Landlord and Tenant Act 1954, is being offered, the term of which is negotiable, at a commencing rental of £11,750 per annum exclusive. An annual service charge is payable for insurance and the maintenance and repair of the common areas.

PLANNING

The unit has consent for use as offices under B1(c) of the Town and Country Planning Use Classes Order 1987.

RATEABLE VALUE

The Rateable Value of the property is £8,900 effective from 1 April 2017 and so it qualifies for small business rates relief. Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2019/20 for a business for which this will be its only occupied commercial premises. For non-qualifying businesses, rates will normally be charged at 49.1p in the pound for 2019/20. Interested parties are advised to make their own enquiries directly with South Cambridgeshire District Council as to the current rates payable.

LEGAL COSTS

Each party is responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request, certificate reference number 0040-2953-0341-6760-4020, rating C71.

VIEWING

Strictly by appointment only with

Johnny Goodman at Goodman Property

t: 01223 873195 or 07770 624769

e: jg@goodmanproperty.co.uk

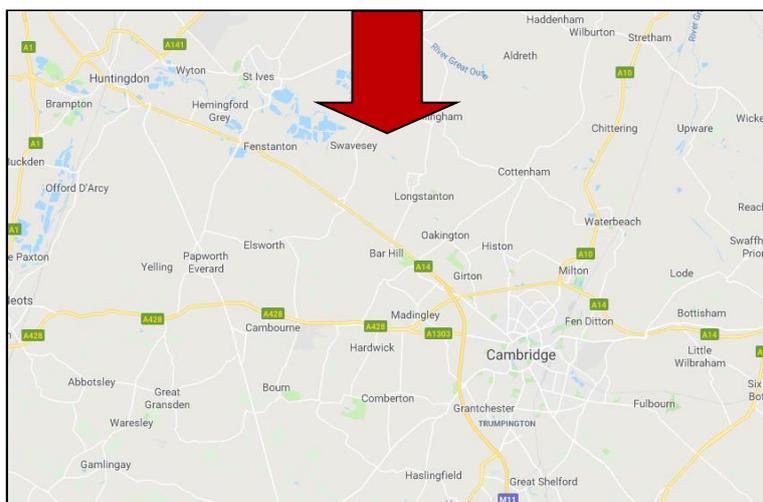
or joint sole agent Jade Turner

t: 01473 232 665 or

e: jade.turner@talktalk.net

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