

INDUSTRIAL UNIT TO LET

Main Store 1, Copley Hill Business Park,
Babraham Road,
Cambridge, CB22 3GN



Approx. 183.4 sq m (1,974 sq ft)

- Available on a new flexible direct lease
- Situated on a popular business park
- Fibre internet available on site
- Good access to major road network
- On site café and meeting rooms

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 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 predominantly open plan industrial unit with 3 phase power, roller shutter door, office, kitchenette and cloakroom.

The Gross Internal Area is approximately 183.4 sq m (1,974 sq ft).

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 on application.

RATEABLE VALUE

Rateable Value £7,500. Interested parties should check amount payable with South Cambridgeshire District Council Revenue Services on 01954 713 112. Rate relief may be available to an incoming occupier.

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

TBC

VIEWING

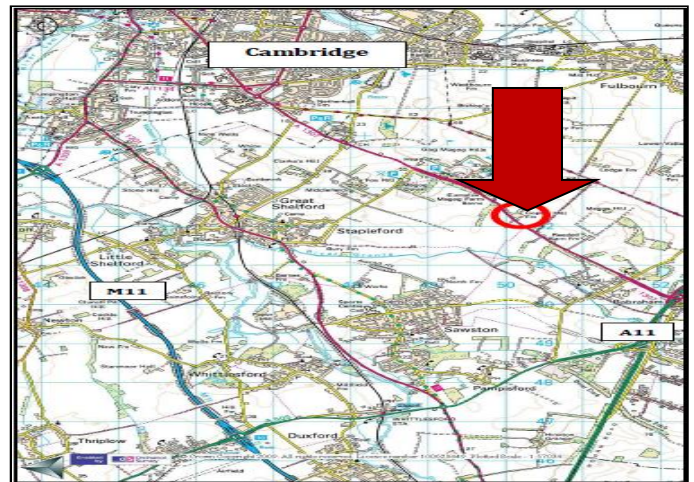
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