

INDUSTRIAL UNITS

UNIT 12

NORTHFIELD BUSINESS PARK

A142 SOHAM BYPASS, CAMBS, CB7 5UF



205 sq m (2,205 sq ft)

- Industrial unit with internal offices
- Ample car spaces on site and yard area to side
- 5m eaves height
- To let on new lease, may sell

TO LET (MAY SELL)

LOCATION

Soham is situated in central East Anglia on the A142, approximately 7 miles north of the A14 dual carriageway trunk road at Newmarket, 5 miles south of Ely and 15 miles north east of Cambridge. The A142 provides a busy link between the Fenland area and the region's road network.

Northfield Business Park is situated on the north eastern edge of the town, with access being gained from Northfield Road. The units have been constructed on a site close to the Scampers Pet Centre with good access to the A142 Soham Bypass.

DESCRIPTION

The development comprises a single industrial unit constructed of steel portal frame, with walls and pitched roof clad in insulated profile steel sheeting.

Unit 12 205 sq m (2,205 sq ft)

- 5 metre eaves height
- Roller shutter door - 3.5m(W) x 4.25m(H)
- Ground floor office/reception and first floor office
- Cloakrooms
- Ample car spaces on site
- Concreted forecourt areas
- Space heating to the office areas
- 40 KVA 3 phase electricity

LEASE

The unit is available to let on new effectively full repairing and insuring leases for a term to be agreed, with upward only rent reviews at 3 yearly intervals. Tenants will be directly responsible for the full repair and decoration of their own unit, with any common area costs being recovered by the landlord through an estate service charge.

RENT

£15,950 p.a. There is no Vat on the rent.

PLANNING

Class E/B1c. We believe the unit has permission for light industrial and warehouse purposes. Planning consent for the intended use should be checked at East Cambridgeshire District Council prior to lease by the incoming tenant.

RATEABLE VALUE

£14,750

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

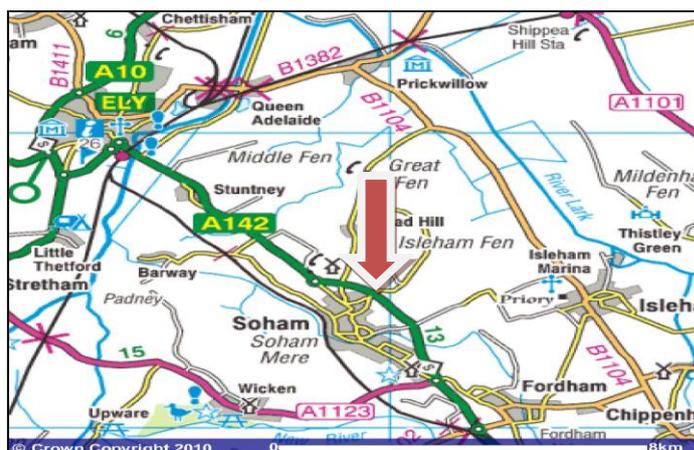
e: jg@goodmanproperty.co.uk

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