

INDUSTRIAL UNIT TO LET

Main Store 5, Copley Hill Business Park,
Babraham Road,
Cambridge, CB22 3GN



Approx. 193.6 sq m (2,084 sq ft)

- Available to let 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 and on-site gym provider

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. There is a gym provider on site. The park is continuously monitored by CCTV and entry to the site is controlled by an automatic security barrier.

The premises comprises of an industrial unit with 3 phase power, roller shutter door, offices, mezzanine floor, kitchenette and cloakroom.

The Gross Internal Area is approximately 193.6 sq m (2,084 sq ft).

LEASE

The property is available from 1st April 2021. 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 8 months' notice.

Rent £24,000 per annum plus VAT. The rent is inclusive of service charge. The service charge is a contribution towards maintenance of the premises and upkeep of the estate. Provisions include servicing the facilities, security, and water/sewerage. 100Mb Fibre optic broadband is available at £75 plus VAT per month if required.

The incoming tenant will be directly responsible for all other outgoings including electricity, telephones/internet services, business rates and general internal repairs.

RATEABLE VALUE

Rateable Value £5,600. 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 £250 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

E106.

VIEWING

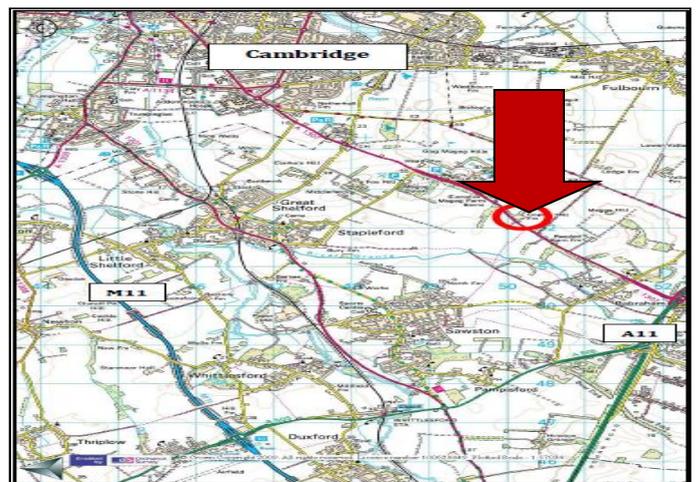
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