

INDUSTRIAL UNIT TO LET

**B2 Brookfield Business Centre
Twentypence Road,
Cottenham,
Cambridge CB24 8PS**



Approx. 269.5 sq m (2,901 Sq Ft) excluding mezzanine

- Warehouse unit with offices and mezzanine floor
- Class E
- Good access to A14 and Cambridge City centre
- Newly decorated and offices recarpeted
- To let on a new lease

TO LET

LOCATION

The property is located on Brookfield Business Centre, Twentypence Road, Cottenham, Cambridgeshire, approximately 8 miles from Cambridge and 12 miles from Ely.

DESCRIPTION

The unit is a single storey unit, end terraced, and built in 1982/3, with a front office extension added in around 1998. The unit is of steel frame, brick and block wall construction, with an insulated roof with rooflights and a concrete floor. There is an up and over roller shutter door, and an extraction/ventilation system. There is gas heating, lighting and three phase power. There are security bars to the side windows which are not visible from the front of the unit. There is an oxygen store with small bin store to one side.

The unit totals 269.5 sq m (2,901 sq ft) including the external oxygen store, with an additional mezzanine area of 38.6 sq m (416 sq ft). There is parking to the front for a number of cars. The property has been decorated internally and offices recarpeted.

Total 269.5 sq m (2,901 sq ft) excluding mezzanine.

LEASE

The property is available on a new full repairing and insuring lease at a rent of £7 per sq ft (£20,300 per annum).

PLANNING

We understand the property is suitable for uses falling within the old Class B1 (light industrial) and B8 (storage and distribution) and the new E Class. Other uses may be permitted and interested parties are advised to make their own investigations of South Cambridgeshire District Council Planning Department on (08450) 450 500.

ENERGY PERFORMANCE

D96

RATEABLE VALUE

£11,250

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on (01954) 713113.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

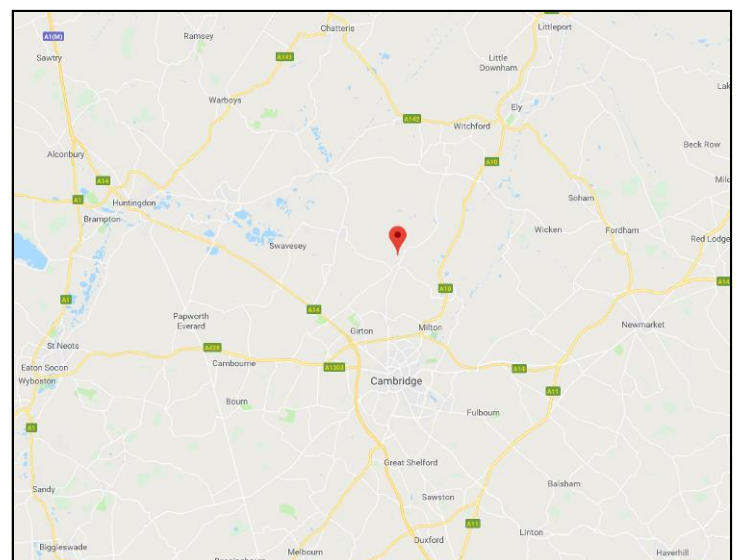
Strictly by appointment only with Johnny Goodman at Goodman Property

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