

INDUSTRIAL UNIT

FOR SALE / TO LET



Unit 8, Buckingway Business Park, Swavesey, Cambridge
CB24 4AE
811.1238483



UNIT 8, BUCKINGWAY BUSINESS PARK

SWAVESEY, CAMBRIDGE, CB24 4AE



Agreement

To Let/For Sale



Detail

Industrial/R & D



Rent/Price

£25,000 pax
£350,000



Size

212.20 sq m (2,284 sq ft)



Location

Swavesey, CB24 4AE



Property ID

811.1238483

For Viewing & All Other Enquiries Please Contact:



Matthew Hunt

BSc (Hons) MRICS

Associate Director

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Property

The subject property provides a well presented mid-terrace workshop/office with storage. At ground floor level the property has access via pedestrian or goods door. There are WC's, a large kitchen area and two partitioned workbench areas with further full height store.

The first floor provides glazed partition offices around a central open plan office.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
Ground floor	127.16	1,369
First floor	85.04	915
Total	212.20	2,284

Energy Performance Certificate

Awaiting new EPC. Previous rating believed to be B (47).

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: South Cambridgeshire District Council
Description: Warehouse, offices and Premises
Rateable value: £24,250
Period: 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Rent

£25,000 per annum exclusive.

Price

£350,000 for the long-leasehold interest remaining on the property. We understand the property benefits from a 999 year long-leasehold starting from 3 February 2010.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

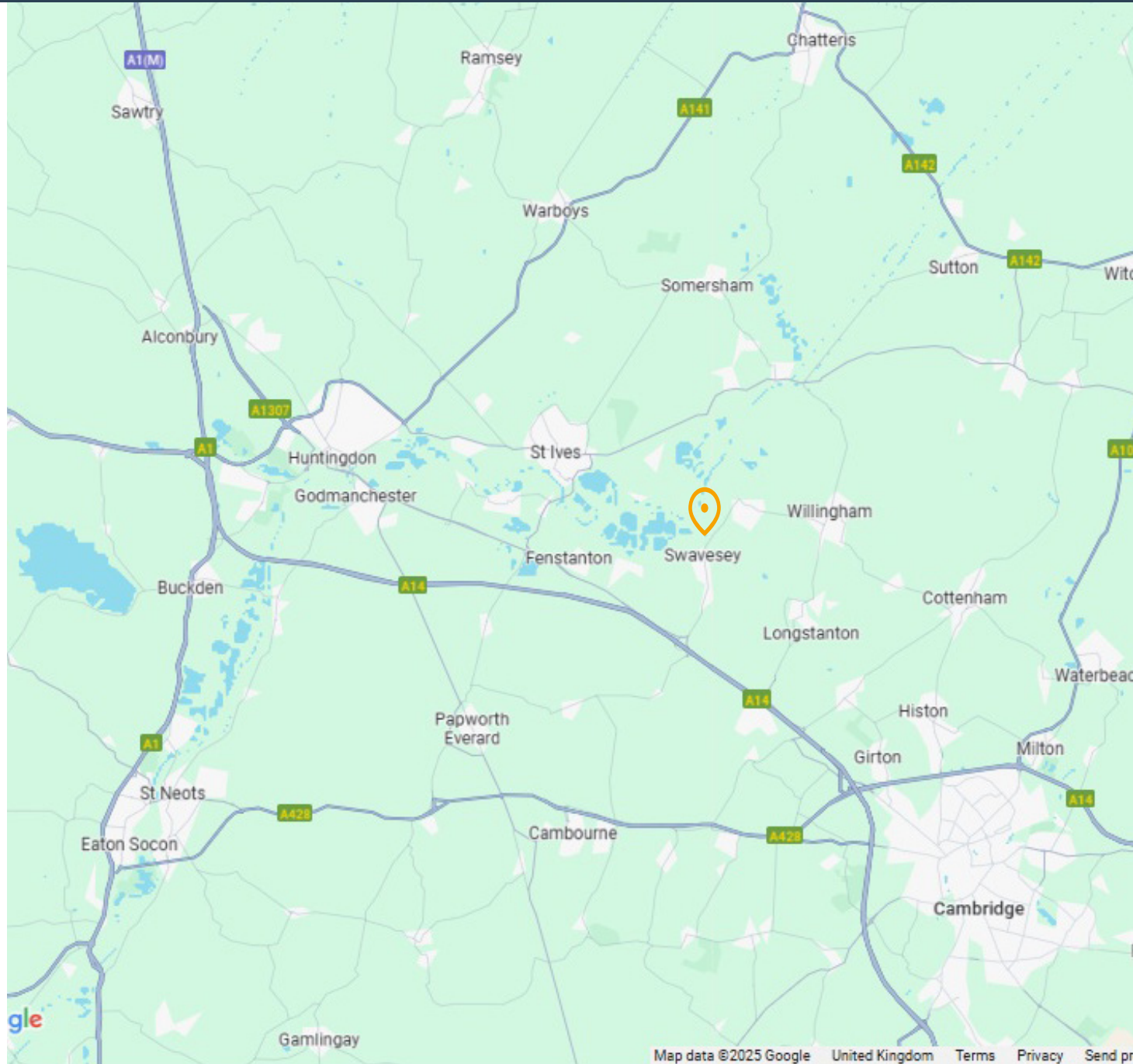
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers/tenants prior to instruction of solicitors.

Location

Buckingway Business Park is located alongside Junction 28 of the A14, approximately 7 miles north-west of Cambridge. The A14 has recently been significantly upgraded substantially reducing journey times to both the A14 and Cambridge to the east, and the M1 and A1(M) to the west. As such, the park is well located for both Cambridge city centre and the nearby centres of Huntingdon (9 miles), Royston, Bedford and Ely as well as Stansted Airport (35 miles), London (59 miles) and the motorway network.

Buckingway Business Park is a popular modern trading estate with a mixture of both high quality office developments, modern industrial units and larger distribution sheds.





Unit 8, Meridian, Buckingham Business Park, Anderson Road, Swavesey, Cambridge, CB24 4AE



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Plotted Scale - 1:1,250