



TO LET:

LIGHT INDUSTRIAL / STORAGE PREMISES

Unit 3
The Common
West Wrattling
Cambridgeshire
CB21 5LR

Unit 3 – 134.89 sq m (1,452 sq ft)

- Available on a new direct lease
- Benefits from a three phase power supply
- Easy access to Cambridge, Newmarket or Haverhill
- Includes wc and kitchen facilities

Location

West Wratting village is located approximately 13 miles south east of Cambridge and 6 miles north west of Haverhill. The A11 dual carriageway and A1307 are both approximately 4 miles distant.

Randswood Farm Industrial Estate is located on the south-east side of the village on The Common.

Description

The property comprises a traditional agricultural barn of timber frame construction, with brick and block lower elevations, weatherboard cladding under a pitched roof. The property benefits from a concrete floor, three phase power supply, wc facilities, ancillary store room and internal lighting.

Accommodation

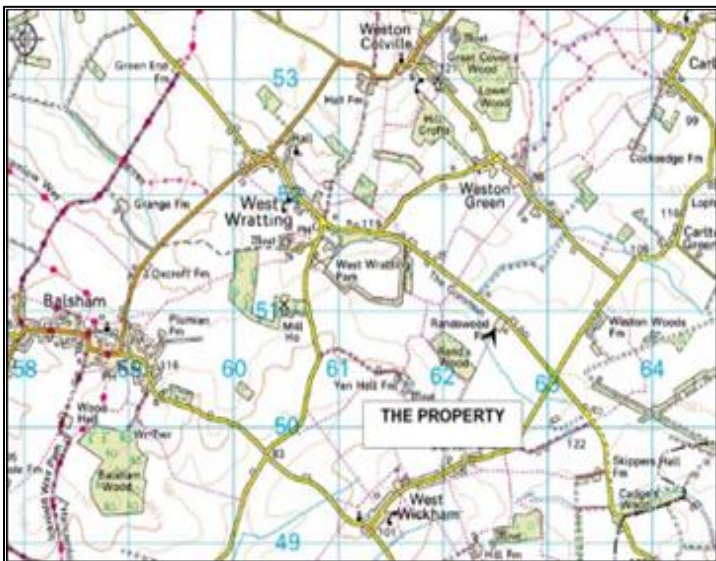
The unit has the following approximate gross internal areas:

Unit 3	sq m	sq ft
Total GIA	134.89	1,452

Planning

We understand that the property is suitable for industrial uses.

All Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Planning Department in order to verify their proposed use.



Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with the following rateable values:

Unit 3: £5,800

A qualifying occupier will benefit from 100% small business rates relief. All Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Business Rates Department in order to verify their rates liability.

EPC

Awaiting a new EPC assessment.

Terms

The unit is available on new full repairing and insuring lease to be agreed at the following rent:

Unit 3: £10,164 per annum exclusive

Legal Costs

Each party to bear their own legal and professional fees.

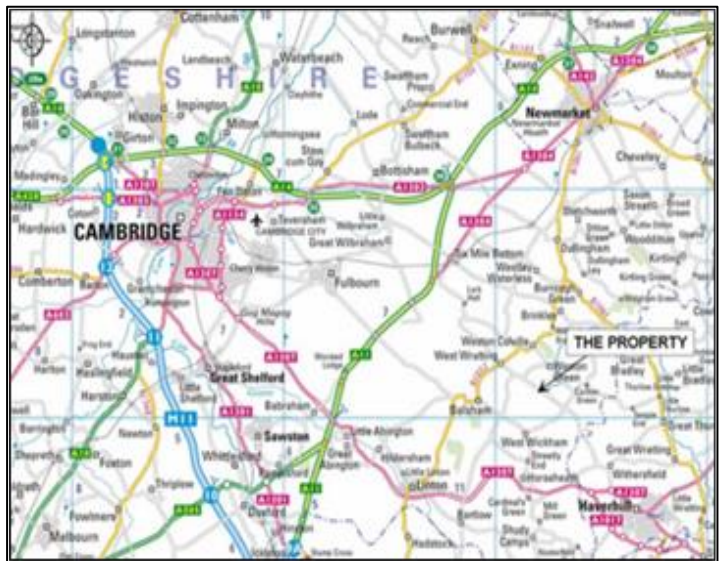
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

Tel: 01223 271 974

Email: luke.davenport@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.