



TO LET (MAY SELL): INDUSTRIAL UNIT

Unit 16
Glenmore Business Park
Ely Road
Waterbeach
Cambridgeshire
CB25 9FX

146.97 sq m (1,582 sq ft)

- Modern industrial unit with three phase power supply
- First floor mezzanine office space
- Available on a new direct lease
- Two allocated parking spaces
- Suitable for Use Class E
- Situated just off the A10

Location

Glenmore Business Park is located on the A10 at Waterbeach, adjacent to Cambridge Research Park and approximately 4.5 miles north of the A14 junction 33 at Milton.

It is within an established mixed-use commercial location, with a number of office, technology, light industrial and trade-counter occupiers nearby - including Screwfix, C6 Cycles and The Hot Sausage company.

Description

The property comprises a modern end-of-terrace business unit with the following specification:

- Mezzanine office floor
- Toilet & tea point
- Up and over loading door
- Power floated concrete floor with loading of 15kN/m2
- Insulated steel clad roof with daylight panels
- Mains water, gas, phone line and 3-phase power

Accommodation

The property comprises an approximate total gross internal floor area of:

	Sq M	Sq Ft
Ground Floor	98.01	1,055
Mezzanine	48.96	527
Total	146.97	1,582

Planning

The property has planning consent for business use falling within use classes B1, B2 & B8, therefore qualifying for Use Class E of the Town and Country Planning (Use Class) Order 1987, amended 2020.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500.

Uniform Business Rates

We understand that the unit is entered into the VOA Rating List 2023 with a rateable value of £21,000. The approximate rates payable for the year 2024/25 will be £10,479.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 03450 450 064.

Service Charge

A service charge will be payable towards the upkeep of the common parts of the estate.

EPC

The property requires a new EPC assessment.

Terms

The property is available to let on a new direct lease at a quoting rent of £17,500 per annum exclusive of VAT and other outgoings.

Consideration may also be given to the freehold interest. For further information as to the available terms, please contact the agent.

Legal Costs

Each party to bear its own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Moss

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CHEFFINS