

# PHASE 1 TO LET

 Cambridge South  
DALES MANOR BUSINESS PARK

WEST WAY, SAWSTON CB22 3FG

C. 90%  
LET OR  
UNDER OFFER

NEWLY BUILT WAREHOUSE  
AND BUSINESS UNITS  
FROM 1,624 sq ft to 12,361 sq ft



A development by:



[www.cambridgesouth.co.uk](http://www.cambridgesouth.co.uk)

# THE PARK

Cambridge South is a brand new development of high specification warehouse and business units situated within the established commercial district of Dales Manor Business Park, Sawston.

The Business Park is favoured by leading occupiers including Vindis, Unisurge, Cambridge University Hospitals and Morgan Sindall alongside a range of local and regional businesses. The scheme is well located in close proximity to Cambridge City and Sawston Town Centres, linking to the M11, A11, A505 and A14.

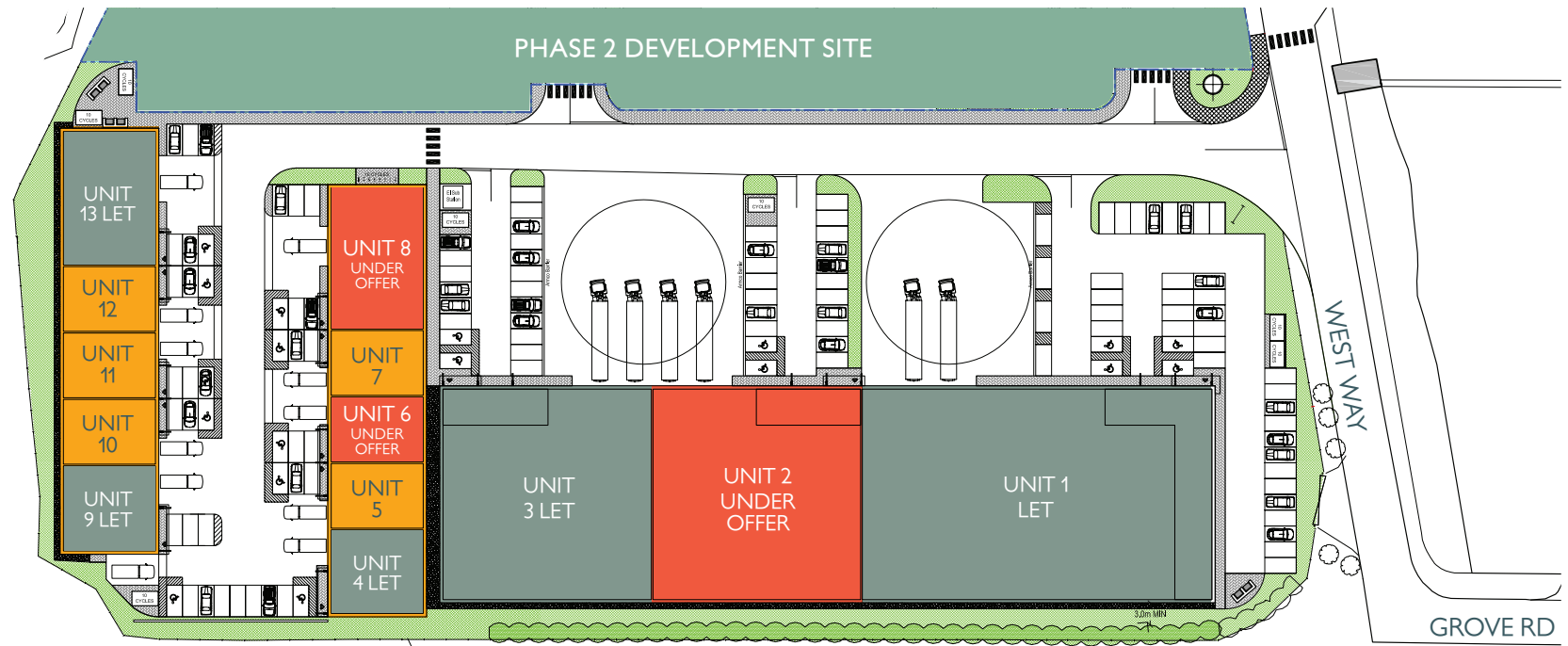
Cambridge South provides a pleasant landscaped setting for businesses with features including environmental friendly buildings, covered bicycle stands and dedicated car parking.

The park benefits from detailed B1(c), B2 and B8 planning consent.



# FLOOR AREAS PHASE 1

- Units 5, 7, 10, 11 & 12 are available
- Units can be combined as required to desired areas
- B1(c), B2 + B8 planning permission



## SPECIFICATION

The units have been built to the following specification (further details available by way of a tech pack on request):

- Single storey steel portal frame
- Clear height: Units 1-3 8.0m  
Units 4-13 6.5m
- Electric sectional shutter doors
- First floor carpeted office (units 1-3)
- Floor loading – 50kN/m<sup>2</sup>
- Capped gas, electricity and water supplies
- Generous car parking
- Concrete loading yard areas
- EPC Rating (B)

The consented scheme provides a gross external floor area of 68,015 sq ft which is configured as follows:

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Total (sq m)	Parking Spaces	Yard Depths (Metres)
1 LET	19,055	2,979	22,034	2,047	43	33
2	11,305	1,056	12,361	1,148	20	33
3 LET	11,444	1,085	12,529	1,164	20	33
<b>Total</b>			<b>46,924</b>	<b>4,359</b>	<b>83</b>	

Unit	Total (sq ft)	Total (sq m)	Parking Spaces
4 LET	2,148	200	4
5	1,625	151	3
6	1,625	151	3
7	1,624	151	3
8	3,556	330	6
9 LET	2,183	203	5
10	1,625	151	3
11	1,625	151	3
12	1,624	151	3
13 LET	3,372	313	6




### LOCATION

Our 13 new industrial, warehouse and business units are situated 7 miles south of the University City of Cambridge. Sawston enjoys a catchment population of 19,000 people within 3 miles of the site. The town centre provides a broad range of amenities including a supermarket, building society, bakery, and a range of shops, pubs and restaurants.

Sawston enjoys excellent road connectivity with easy access to Cambridge City via the A1307 and the wider region via the A505, M11, A11 and A14. Mainline rail links on the Cambridge/London Liverpool Street line are available from the nearby villages of Great Shelford and Whittlesford Parkway. Services from Cambridge City train station run regularly in to London's Kings Cross Station.



-  M11 > 2 miles
  - A11 > 2.5 miles
  - A14 > 10 miles
  - Cambridge City Centre > 7 miles
  - To M25 > 41 miles
  - London > 55 miles
- Source: theaa.com

-  Whittlesford Parkway > 4 miles
- Great Shelford > 3 miles
- Cambridge > 7 miles
-  London Gateway > 63 miles
- Tilbury > 58 miles
- Felixstowe > 70 miles
-  Cambridge > 10 miles
- London Stansted > 22 miles
- London Luton > 39 miles
- London Heathrow > 70 miles

### CONTACT US

Please contact the joint agents for more information or to arrange a viewing.



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