

PHASE 1 TO LET



SAWSTON CB22 3TJ

13 NEW INDUSTRIAL, WAREHOUSE AND
BUSINESS UNITS FROM 1,630 to 22,032 sq. ft gea

DUE FOR
COMPLETION
MID 2018



A development by:



www.cambridgesouth.co.uk



Cambridge South
DALES MANOR BUSINESS PARK
SAWSTON CB22 3TJ

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 Centre, linking to the M11, A11, A505 and A14.

Cambridge South will provide 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

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)
1	19,095	2,937	22,032	2,046
2	11,291	1,065	12,356	1,148
3	11,474	1,097	12,571	1,168
4	2,153	-	2,153	199.5
5	1,630	-	1,630	151.5
6	1,630	-	1,630	151.5
7	1,630	-	1,630	151.5
8	3,563	-	3,563	331
9	2,185	-	2,185	203
10	1,630	-	1,630	151.5
11	1,630	-	1,630	151.5
12	1,630	-	1,630	151.5
13	3,379	-	3,375	313.5
Total			68,015	6,319



The units are to be developed to the following specification (further details available by way of a tech pack on request):

- Single story steel portal frame
- Eaves height: Units 1-3 8.0m
Units 4-13 6.5m
- Electric sectional shutter doors
- Floor loading – 50kN/m²
- Capped gas, electricity and water supplies
- Generous car parking
- Concrete loading yard areas

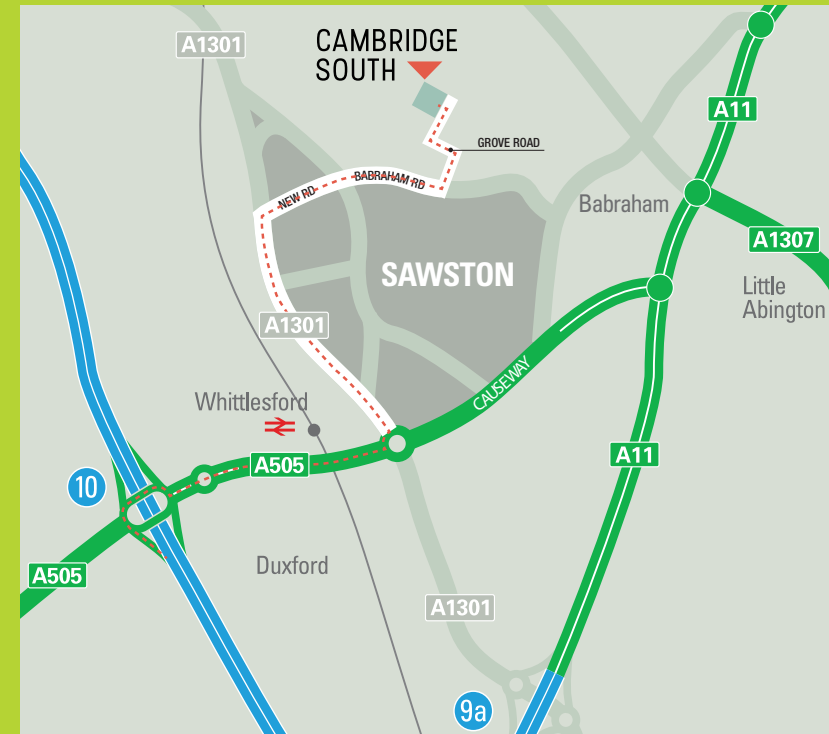
SPECIFICATION



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

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

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