

# H1 – H2 DALES MANOR BUSINESS PARK

Sawston, Cambridge, CB22 3TJ

**16,442 sq ft (1,527 sq m)**



## Key Highlights

- Detached warehouse unit within a self-contained site
- Fully refurbished unit available immediately at a competitive rent of £6.75 per sq ft
- Large fenced secure yard of 28m depth 39m width with two points of access
- Within 2.5 miles of A11 and 4.5 miles of M11 J10

---

SAVILLS CAMBRIDGE  
Unex House,  
132-134 Hills Road, CB2 8PA

**+44 (0) 1223 347 000**

[savills.co.uk](https://www.savills.co.uk)

savills

## Location

Dales Manor Business Park is located in the large village of Sawston, approximately seven miles south of Cambridge city centre and five miles from Addenbrookes hospital. The park is an established industrial location, with other occupiers including Harrow Green, Building Product Solutions and Pulpex Sawston is very well connected with easy access to the A505, M11, A11 and A14 road network.

Mainline rail links on the Cambridge/ London Liverpool Street line are available from the nearby villages of Great Shelford and Whittlesford Parkway.

Sawston has a wide range of amenities, including a supermarket, restaurants and pubs.

## Description

The property comprises two adjacent industrial/warehouse units of steel portal frame construction under pitched roofs with broad dimensions of 15m x 41m and 18.4m x 47m respectively. The property benefits from two small office pods and multiple toilet facilities. The units both have roller shutter doors fronting a large secure concrete forecourt.

The units have both undergone a full refurbishment.

## Accommodation

The property has been measured on a Gross Internal basis and we have recorded the following areas:

DESCRIPTION	SQ M	SQ FT
H1 Warehouse Area	888.74	9,566
H2 Warehouse Area	638.82	6,876
<b>TOTAL</b>	<b>1,527</b>	<b>16,442</b>



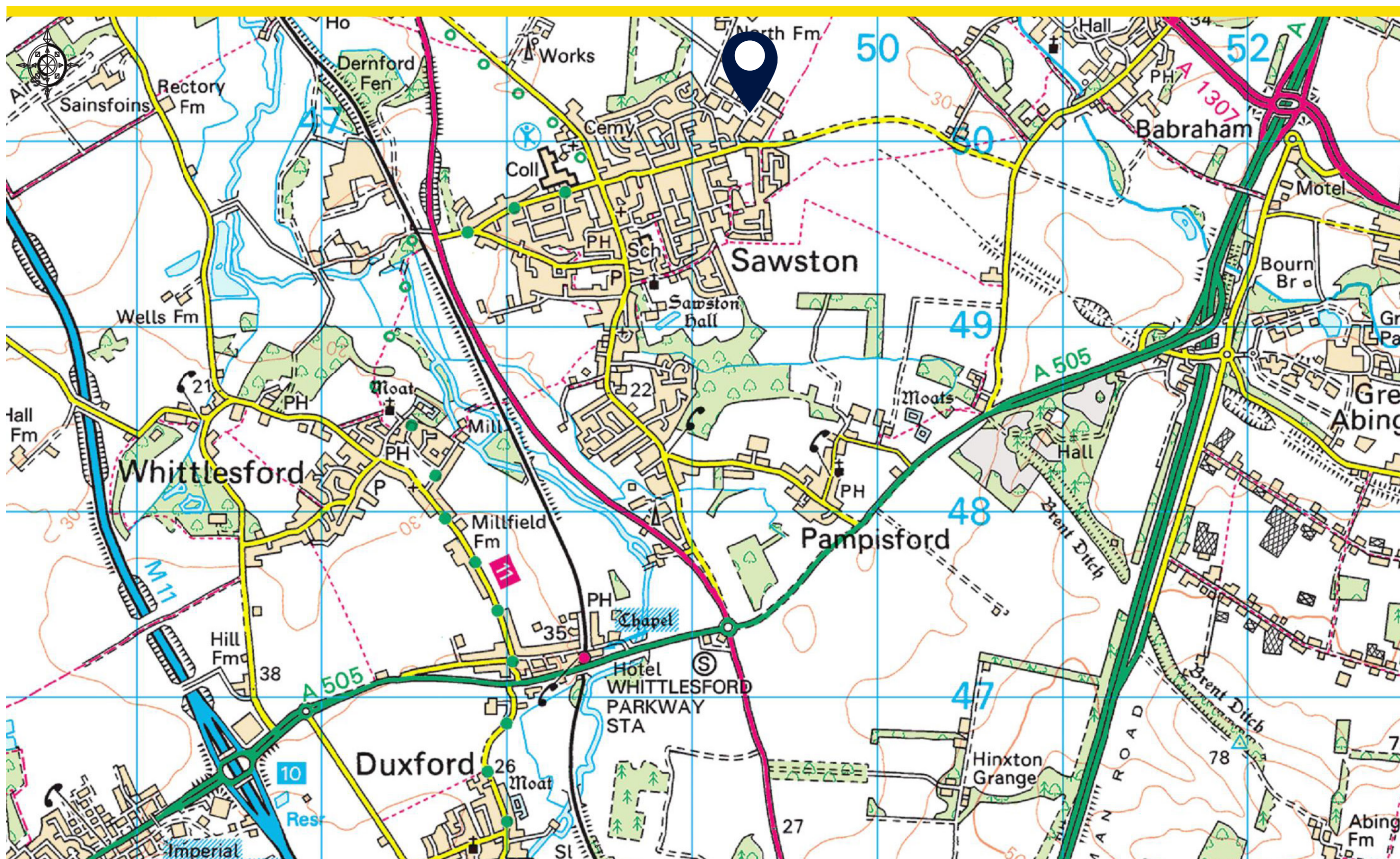
SAVILLS CAMBRIDGE  
Unex House,  
132-134 Hills Road, CB2 8PA

**+44 (0) 1223 347 000**

[savills.co.uk](https://www.savills.co.uk)

**savills**





## Lease Terms

The unit is available immediately by way of a new effectively full repairing and insuring lease for a term to be agreed direct with the landlord. The annual rent is to be £120,550 exclusive.

An new lease shall be excluded from the Landlord & Tenant Act 1954 Security of Tenure & Compensation provision.

## Service Charge

A service charge is levied for the maintenance, repair and upkeep of the external and communal areas of the building, as well as the wider estate. Please contact the agent for details.

## Business Rates

The Valuation Office website assessment states that the Rateable Value under the 2017 Rating List is £42,250. Prospective occupiers are advised to confirm via South Cambridgeshire County Council to calculate the Rates Payable for the current year.

## EPC

The property has an EPC rating of D(78).

## Services

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Viewings

Strictly by appointment only with sole agents Savills.

## Contact

**Phillip Ridoutt**  
 pridoutt@savills.com  
 +44 (0) 1223 347 079

**Rupert Dando**  
 rupert.dando@savills.com  
 +44 (0) 1223 347 037

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | February 2021

**savills**