



ASSIGNMENT - BUSINESS UNIT

1,080 sq ft (100.33 sq m)

Unit 6
Glenmore Business Park
Ely Road
Waterbeach
Cambridgeshire
CB25 9FX

- Modern light industrial / business unit
- Suitable for B1, B2 & B8 Uses
- Three phase power
- Allocated parking
- Available via assignment or a new direct lease

Location

Glenmore Business Park is located on the A10 main road at Waterbeach, adjacent to Cambridge Research Park and approximately 4 miles north of the A14 junction at Milton. It is within an established mixed-use commercial location with a number of office, technology, light industrial and trade-counter occupiers in the vicinity.

Description

A modern end-terrace self-contained unit with full mezzanine which is currently fitted out for office space with a suspended ceiling. The unit provides versatile accommodation suitable for a range of office and light industrial uses.

The unit benefits from comfort cooling, LED lighting, III Phase Power supply, up and over loading door, kitchenette and WC facilities.

Accommodation

The property comprises the following approximate Gross Internal Area:

Ground Floor	49.90 sq m	537 sq ft
First Floor	50.43 sq m	543 sq ft
Total	100.33 sq m	1,080 sq ft

Planning

The property has planning consent for business use falling within use classes B1, B2 & B8 (S/1141/08/F). 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 each unit is entered into the VOA Rating List 2017 with a rateable value of £5,900 and therefore an occupier will fall within the level set for small business rate relief, subject to meeting any requirements set by South Cambridgeshire District Council. Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on (01954) 713113.

Service Charge

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

EPC

The property has an EPC Rating of C (51).

Terms

The property is available by way of assignment or on a new full repairing and insuring lease at a rent of £11,500 per annum per unit exclusive of all outgoings. VAT will be payable in addition.

Legal Costs

Each party to bear their own legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

Tel: 01223 213666

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 or 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.

