



TO LET (MAY SELL): INDUSTRIAL WAREHOUSE WITH OFFICES

Convent Drive
Waterbeach
Cambridge
CB25 9QT

997.84 sq m (10,741 sq ft)

- Available on a new direct lease
- Traditional light industrial premises
- Three phase power supply
- First floor office content
- Parking for approximately six vehicles

Location

The property is located on the western outskirts of the village of Waterbeach, off Denny End Road which is just off the A10 Cambridge to Ely road. The property is around 6 miles north of Cambridge and 12 miles south of Ely. Junction 33 of the A14 is approximately a 5 minute from the property, by car.

Waterbeach has a population of around 4,700 and benefits from a range of local amenities including a school, post office, and a number of shops and public houses. Waterbeach railway station offers direct links to both London Kings Cross and Kings Lynn. A regular bus service operates through the village that links Waterbeach to Cambridge, March, Wisbech and Ely.

Description

The property comprises a light industrial warehouse of steel portal frame construction under a pitched profile metal clad roof. The warehouse is divided into three parts. The first section is based on a lower floor level. The main warehouse benefits from a power floated concrete floor, skylights and a three phase power supply. The final section has historically been used for loading and benefits from a dock level door.

The unit also benefits from some office content which is fully air conditioned and comprises a main office area, 2 smaller rooms and 2 WC's.

Accommodation

The property comprises the following approximate gross internal areas:

	Sq M	Sq Ft
First Floor:	155.43	1,673
Ground Floor:	842.34	9,067
Total	997.84	10,741

Planning

We understand the premises have previously been used for warehousing and factory use. Alternative uses which comply with Use Class E of the Town and Country Planning (Use Classes) Order 1987 (amended 2020), may also be appropriate subject to any necessary planning consent. Interested parties are advised to make their own enquiries to South Cambridgeshire District Council Planning Department.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023, under two separate listings, with a rateable value of £81,000. The rates payable for the current year will therefore be approximately £44,226 per annum.

For further information, please contact The Anglia Revenues Partnership on 01842 756568.

EPC

The property has an EPC rating of B – 44.

Terms

The property is available by way of a new direct lease or a freehold sale. Please contact the agent for further details.

Legal Costs

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

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

Tel: 01223 271 974

Email: luke.davenport@cheffins.co.uk



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