

INDUSTRIAL

TO LET



Photo from 2016

Unit 2 The Maltings, Cottenham, Cambridgeshire  
CB24 8RE

811.1229937

Eddisons

# UNIT 2 THE MALTINGS

COTTENHAM, CAMBRIDGESHIRE, CB24 8RE



Agreement

To Let



Detail

Industrial



Rent

£4,800 pa



Size

48.1 sq m (518 sq ft)



Location

Cottenham, CB24 8RE



Property ID

811.1229937

**For Viewing & All Other Enquiries Please Contact:**



**MATTHEW HUNT**  
BSc (Hons) MRICS  
Associate Director

[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)

07866 165013

01480 451578

## Property

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The premises comprises of a mid-terrace storage unit with goods door to the front. Parking will be allocated on site.

## Accommodation

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Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	48.1	518

## Energy Performance Certificate

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Rating: E (106)

## Services

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We understand that mains electricity is available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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**Charging Authority:** South Cambs District Council  
**Description:** Workshop and Premises  
**Rateable Value:** To be confirmed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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The property is available To Let on a new full repairing and insuring lease for a term by negotiation. Consideration may be given to short term tenancies. Further information can be obtained by contacting the agents.

## Rent

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£4,800 per annum.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

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Prospective applicants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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Cottenham is a village with a population of approximately 4,500 located 6 miles north of Cambridge and 5 miles from the A14 dual carriageway which link the A1 Huntingdon and the M11 at Cambridge.







