

WAREHOUSE AND OFFICES

TO LET



Unit 11 Coldhams Road, Cambridge
CB1 3EW
821.1239972



Unit 11 Coldhams Road

Cambridge, CB1 3EW



Agreement

To Let



Detail

Warehouse and Offices



Rent

£90,000 pa



Size

737 sq m (7,930 sq ft)



Location

Cambridge, CB1 3EW



Property ID

821.1239972

For Viewing & All Other Enquiries Please Contact:



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Property

Secure property which includes a warehouse currently used for storage. the building has an eaves height of approximately 4 meters.

A single storey office block which has been refurbished. Consisting of an open plan office, private offices, board room, server room, store room, WCs and a kitchenette.

Parking is available to the front of the warehouse and to the front and side of the offices. Secure site with metal gates and fencing for both the warehouse and offices.

Accommodation

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

Area	m ²	ft ²
Office	289	3,107
Warehouse	448	4,823
Total	737	7,930

Energy Performance Certificate

Rating: To be assessed.

Services

We understand that mains water, gas, electricity and drainage supplies are 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

We understand that the property has consent for B2, B8 and E 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

Charging Authority: Council and Premises
Description:
Rateable value: To be reassessed

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

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£90,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

Prospective tenants 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

Coldhams Road is located approximately one and a half miles to the east of Cambridge city centre and is accessed via Coldhams Lane to the South, which in turn links up to the A1134 Newmarket Road to the North (one of the principal arterial routes into the city from the east). Surrounding land uses are predominantly commercial to include offices, industrial and trade counter.

Neighbouring occupiers include GoPuff, Deliveroo, Howdens Joinery, Topps Tiles, and Edmundson Electrical. Also, close-by at the Beehive Centre are some large retail warehouse occupiers to include Wren Kitchens, TK Maxx, M&S Foodhall, Next and there is also a large Asda superstore. The subject property is located on the eastern side of Coldhams Road, to the north of the Laundry Lane Level Crossing (Cambridge – Ipswich railway line). The Cambridge – Ely railway line runs adjacent to Coldhams Road on the western side.





