

STORAGE

TO LET



UNIT 1, SHELFORD ROAD, WHITTLESFORD, CAMBRIDGE
CB22 4PG



UNIT 1 SHELFORD ROAD,

WHITTLESFORD, CAMBRIDGE, CB22 4PG



Agreement

To Let



Detail

Storage



Rent

£20,000 per annum



Size

410 sq m (4,408 sq ft)



Location

Whittlesford, Cambridge



Property ID

For Viewing & All Other Enquiries Please Contact:



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Property

Well specified unit suitable for secure storage. The unit provides open plan accommodation with 3m wide doors at one end and an eaves height of around 3.5m. Situated on a secure private estate with CCTV.

This property is available for storage only, no other uses will be considered.

Available from December 2026.

Access hours are limited to 7:30 - 19:00 for added security.

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
Unit 1	410	4,408

Energy Performance Certificate

To be assessed.

Services

We understand that mains water and electricity 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.

Electricity is billed by way of a sub-meter.

Town & Country Planning

We understand that the property has consent for B8 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.

Tenure

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

Rent

£20,000 per annum exclusive.

VAT

VAT will 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

The property is located close to the village of Whittlesford around 5 miles south of Cambridge. Road links are excellent with the M11 / A505 junction only 1 mile distant. Whittlesford Parkway Station provides direct train services to Cambridge and London Liverpool Street.

The property is located approximately 2 miles distant from Sawston which benefits from a number of amenities including a Co Op, Boots Pharmacy and many others.





