

INDUSTRIAL

TO LET



Unit B Global Centre, Swanns Road, Cambridge
CB5 8JZ



UNIT B GLOBAL CENTRE

SWANNS ROAD, CAMBRIDGE, CB5 8JZ



Agreement

To Let



Detail

Industrial



Rent

£74,000 per annum



Size

863 sq m (9,297 sq ft)



Location

Cambridge



Property ID

821.1241620

For Viewing & All Other Enquiries Please Contact:



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Property

Industrial warehouse unit of steel portal frame construction. The unit benefits from the following features:

- 4.2m eaves height (7m to apex)
- Roller shutter door
- LED lighting to warehouse
- Roof lights providing excellent natural light
- two storey office with kitchen and WCs
- Forecourt with parking
- Security fencing to yard

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
Ground floor	838	9,025
First floor (offices)	25	272
Total GIA	863	9,297

Energy Performance Certificate

C (64)

Services

We understand that mains water, 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 E (light industrial) & B8 (storage and distribution) 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: Cambridge
Description: Workshop and Premises
Rateable value: £60,500

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 lease, for a term to be agreed.

Rent

£74,000 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 on the established Mercers Row / Swanns Road Industrial Estate, approximately two miles east of the city centre. Swanns Road is accessed off Newmarket Road, a main arterial route running east from the city. Road connections are excellent with easy access to the A14, M11 and A11.

The estate comprises a mix of trade, light industrial, R&D and office occupiers, whilst Newmarket Road has a mix of retail, hotel, restaurant and residential uses. Occupiers in the immediate area include Euro Car Parts, Jewson, Magnet Trade and Enterprise Rent A Car.





