



TO LET

C1 Atria Court
Sterling Way
Papworth Everard
Cambridgeshire
CB23 3GY

672.30 Sq m (7,237 Sq ft)

- Refurbished industrial unit
- 14 allocated parking spaces
- 14m yard depth
- Eaves height 7m and ridge height 8m
- 3-phase power supply with 72 - 80 KVA per phase
- New kitchen and WCs recently installed
- First floor office

Location

Papworth Everard is a large village situated around 12 miles west of Cambridge and 8 miles east of St Neots. It is located on the A1198 which links the A428 and A14, both accessible within 5 minutes. The A1 is 15 minutes west.

The property is situated on Papworth Business Park, an established industrial park which is on the southern side of the village. Atria Court is one of two courtyard developments on the Park. The property benefits from a corner plot on Atria Court.

Description

The property comprises a modern industrial unit of steel frame construction. It was built approximately 20 years and has recently been refurbished. Internally, the property primarily provides warehouse/industrial space, but also provides office and welfare space.

The specification is as follows;

- Insulated cladding and roof panels
- Some translucent roof panels providing natural light
- 7m eaves height and 8m ridge height
- 3-phase power with 72 – 80 KVA per phase
- Concrete floor (recently painted)
- Automated roller shutter door
- LED lighting throughout
- Air conditioning in office
- Two WCs including disabled
- 14 allocated parking spaces

Accommodation

Ground Floor	596 sq m (6,411 sq ft)
First Floor	76.70 sq m (826 sq ft)
Total	672.30 Sq m (7,237 Sq ft)

Planning

The property has most recently been used for storage and distribution purposes. Uses under classes E (g), B2, and B8 are expected to be permitted.

EPC

The property has an EPC Rating of D (89).

However, recent refurbishments may have improved the energy efficiency of the building.

Uniform Business Rates

The property has a rateable value of £75,000, as of April 2026.

Using a multiplier of 48 pence in the pound, the rates payable will be £36,000 per annum.

Service Charge

There is a service charge payable to the Atria Court management company. The charge for 2026 for this unit has been budgeted at £3,932.

This charge covers common parts electricity, landscaping, gutter clearance, gritting, repairs to common areas, a major works provision, and a contribution to the wider Papworth Business Park estate charge.

Terms

To let on a new full repairing and insuring lease.

Quoting rent: £82,000 per annum

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

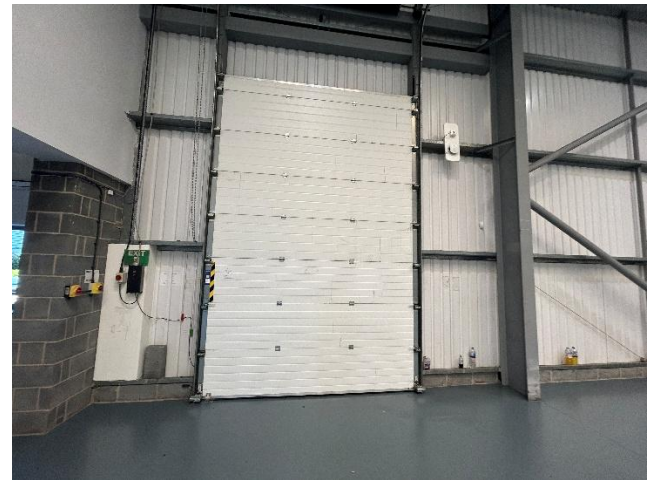
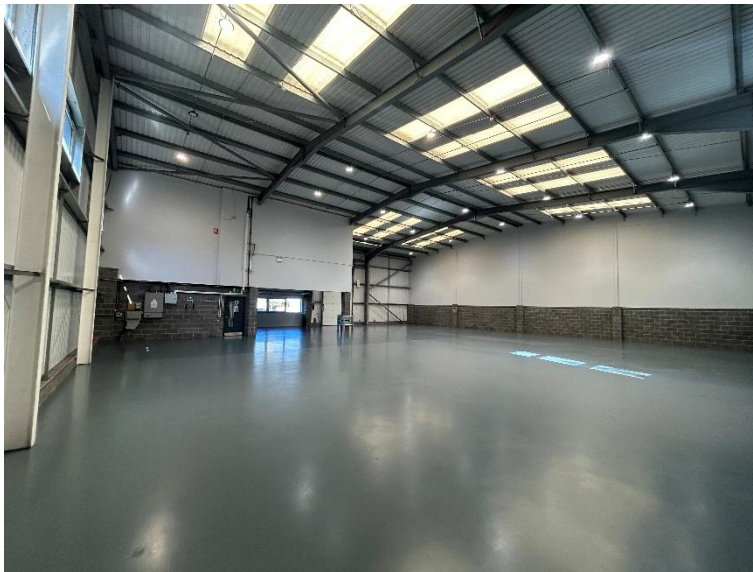
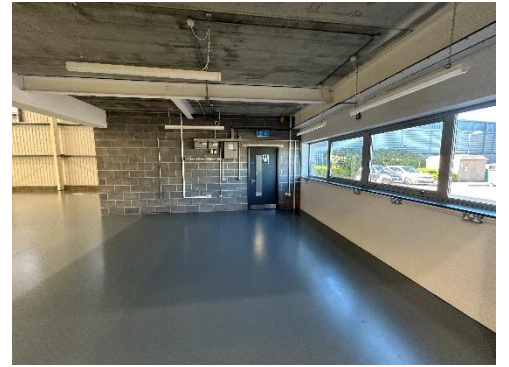
Strictly through the sole agent, Cheffins.

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