

**INDUSTRIAL**

**FOR SALE**



**Unit 6, Cambridge Westpoint, Stirling Way, Papworth Everard, Cambridge  
CB23 3GY**

811.1233316

**Eddisons**

# UNIT 6, CAMBRIDGE WESTPOINT

STIRLING WAY, PAPWORTH EVERARD, CAMBRIDGE, CB23 3GY



Agreement

For Sale



Detail

Industrial



Price

OIRO £260,000



Size

219.86 sq m (2,367 sq ft)



Location

Papworth Everard, CB23 3GY



Property ID

811.1233316

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



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## Property

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The property comprises of an end of terrace industrial unit positioned at the front of the development. Access into the unit is through a reception doorway, or separately through a goods access off the adjacent car park. Construction is of steel portal frame with profiled metal clad exteriors with blockwork internal walls. Windows are double glazed and the sectional overhead loading doors are electrically operated.

The owners have had a mezzanine storage area, with staircase access, installed above the 19.7 sq m front office. The storage area has been designed to carry a load of 4.8 kN/m<sup>2</sup>. There is also a further light storage area above this, also with staircase access.

## 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 areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	219.86	2,367

## Energy Performance Certificate

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Rating: E (122)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

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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

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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:** Huntingdonshire District Council  
**Description:** Store and Premises  
**Rateable Value:** £13,000

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 For Sale, on terms to be agreed.

## Price

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OIRO £260,000.

The property is to be sold with the remaining balance of the long leasehold in place. The lease is for 150 years from September 2002.

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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

## 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 purchasers 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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Papworth Everard is a popular Cambridgeshire village with a population of approximately 3,000 and is located 12 miles west of Cambridge on the A1198 Huntingdon to Royston road. The village is approximately 1 mile north of the Caxton Gibbet roundabout connected with the A428, and 3 miles south of the junction of the A14 at Godmanchester. As such, the town is extremely well located for access to the surrounding centres of Cambridge, Huntingdon, St Neots, Royston and Bedford.







