



## TO LET

Unit 2  
South Cambridge Business Park  
Sawston  
Cambridgeshire  
CB22 3JH

202.89 sq m (2,184 sq ft)

- Modern business unit with first floor offices
- Alternative uses considered, subject to planning
- Situated on established commercial estate
- Good road access to Cambridge, M11, A11 & A14
- Available to let on new direct lease

## Location

South Cambridgeshire Business Park is located at Dales Manor Business Park, Babraham Road, Sawston. The village is located within two miles of both the A11 dual carriageway and the M11 Junction 10. Stansted Airport is 23 miles to the south. There are good rail links, via Whittlesford and Great Shelford, to Cambridge and London.

## Description

The premises comprise a mid-terrace business unit of steel portal frame construction with flat panel cladding to the front elevation under a mono pitched roof with metal sheet covering. There is a full height glazed panel to the front elevation.

Internally, the unit comprises a workshop area with an automated roller shutter door and three phase power supply. There is a full mezzanine which provides first floor office space. Alternative uses will be considered, subject to planning.

## Accommodation

The accommodation has the following approximate gross internal areas:

Ground Floor Warehouse	101.5 sq m (1,092 sq ft)
First Floor	101.5 sq m (1,092 sq ft)
Total	203 sq m (2,184 sq ft)

## Planning

We understand the property is suitable for uses falling under Class B1 (offices, R&D and light industrial) of the Town and Country Planning (Use Classes) Order 1987. However, interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500 to see whether their proposed use may be acceptable in planning terms.

## Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2017 with a rateable value of £17,250 and therefore the rates payable for 2022/23 will be £8,607.75 (calculated at the standard multiplier rate and ignoring the effects of any phasing or relief). However, interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 01954 713113.

## Service Charge

Each tenant on the estate provides a contribution towards the upkeep of the common areas of the estate. Further details are available upon request.

## EPC

The unit has an Energy Performance Rating of E (115).

## Terms

The property is available on a new full repairing and insuring lease at a rent of £21,000 per annum exclusive of VAT and other outgoings.

## Legal Costs

Each party to bear their own legal costs.

## Viewing and Further Information

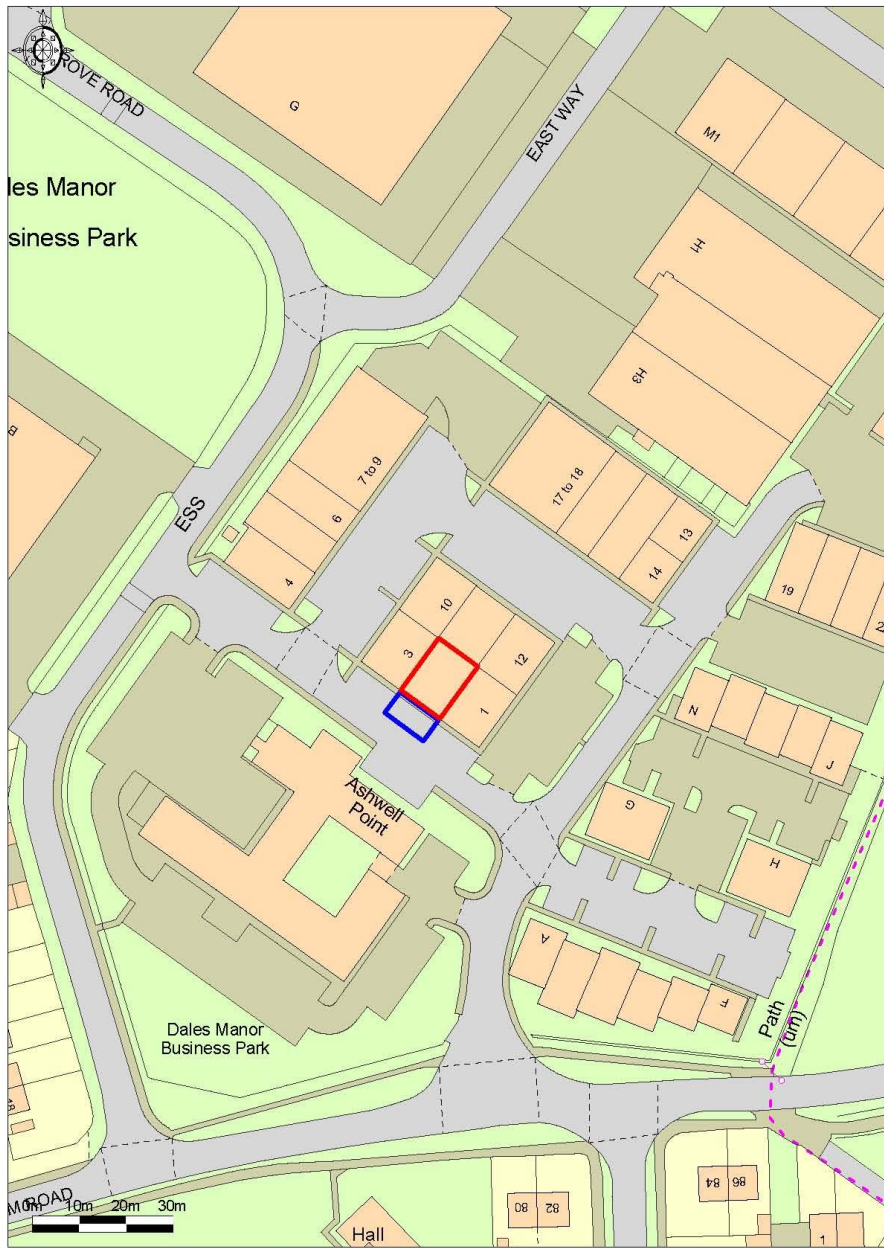
Strictly through the sole agent, Cheffins.

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## UNIT 2 SOUTH CAMBRIDGESHIRE BUSINESS PARK, SAWSTON, CB22 3JH



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