



Studio 9, Penn Farm Studios, Haslingfield, Cambridge
CB23 1JZ

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Haslingfeild, Cambridge, CB23 1JZ



Agreement

To Let



Detail

Storage



Rent

£16,000 per annum



Size

194 sq m (2,091 sq ft)



Location

Haslingfeild, CB23 1JZ



Property ID

For Viewing & All Other Enquiries Please Contact:



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Property

Open plan, spacious storage unit including a small office / meeting room and a single WC. The unit has an electric roller shutter door with concrete flooring and an eaves height of roughly 5 meters. There is ample parking on site.

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
Total GIA	194	2,091

Energy Performance Certificate

To be assessed.

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 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.

Rates

TBC

Tenure

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

Rent

£16,000 per annum exclusive

VAT

VAT may 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 village of Haslingfield is located approximately 6 miles south west of Cambridge, between Harston, Barton and Barrington. The A10 is approximately 2 miles distant and the A603 around 1.5 miles distant. The property is located on a popular commercial development situated to the south of the village and accessed from Haslingfield Road. Foxtan train station is located 2.4 miles away from the property.





