

INDUSTRIAL

TO LET



130 Cowley Road, Cambridge
CB4 0DL

Eddisons

130 COWLEY ROAD

CAMBRIDGE, CB4 0DL



Agreement

To Let



Detail

Industrial



Rent

£95,000 pax



Size

946 sq m (10,177 sq ft)



Location

Cambridge, CB4 0DL



Property ID

#TBC

For Viewing & All Other Enquiries Please Contact:



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Director

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JOE BERRY

Surveyor

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Property

Detached industrial unit with offices. The unit provides a large warehouse with 6.5m eaves height, roller shutter door, and mezzanine to one end (to be installed). There are ground and first floor offices in mainly open plan layout with meeting rooms. In addition, there is a server room, store, kitchen, WCs, and showers.

To the front of the unit is parking and a loading area. There is a secure cycle store and outside staff seating area.

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 Warehouse	424	4,568
Ground Floor Office	207	2,227
First Floor Office*	215	2,309
Mezzanine Storage*	100	1,074
Total	946	10,177

*to be re-instated

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 light industrial, storage and office use within Classes E and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Cambridge Council
Description: Warehouse and Premises
Rateable Value: £86,500 (from 1st April 2026)

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 new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£95,000 per annum exclusive

VAT

We understand that VAT is payable on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

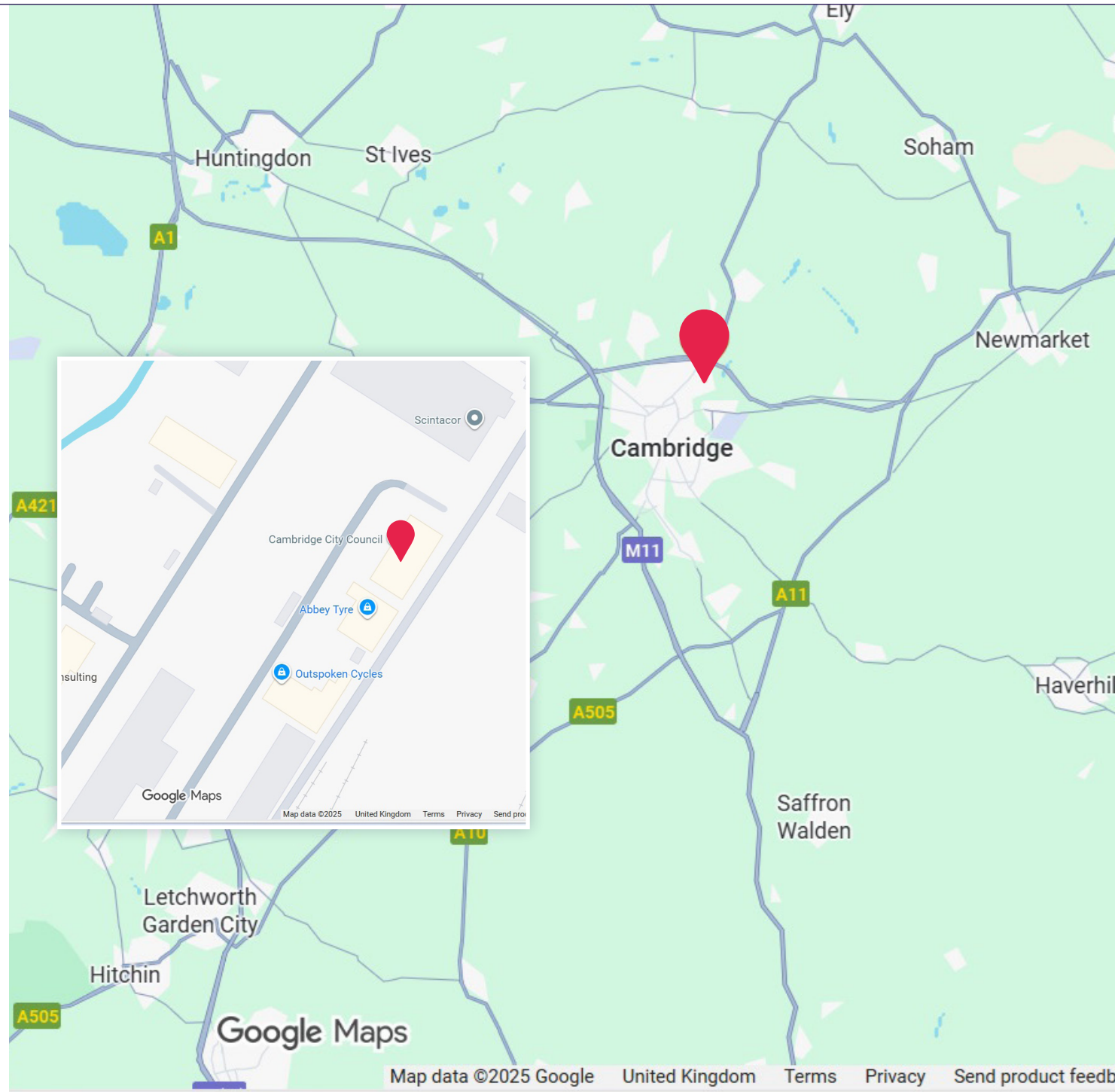
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Cowley Road, which is off Milton Road, to the north-east of Cambridge City Centre near the Cambridge Science Park.

Transport connections are excellent being close to J33 of the A14 offering easy access to the M11, A11 and A1M. Stansted Airport is approximately 30 min drive. Cambridge North Train Station is a 5 minute walk with direct trains to Cambridge Central and London, plus access to the Guided Busway.

Amenities at the station include a Co-op, Costa Coffee, conference facilities and a gym. Local occupiers include Veolia, Coulson Building, Stagecoach, and Abbey Tyre.



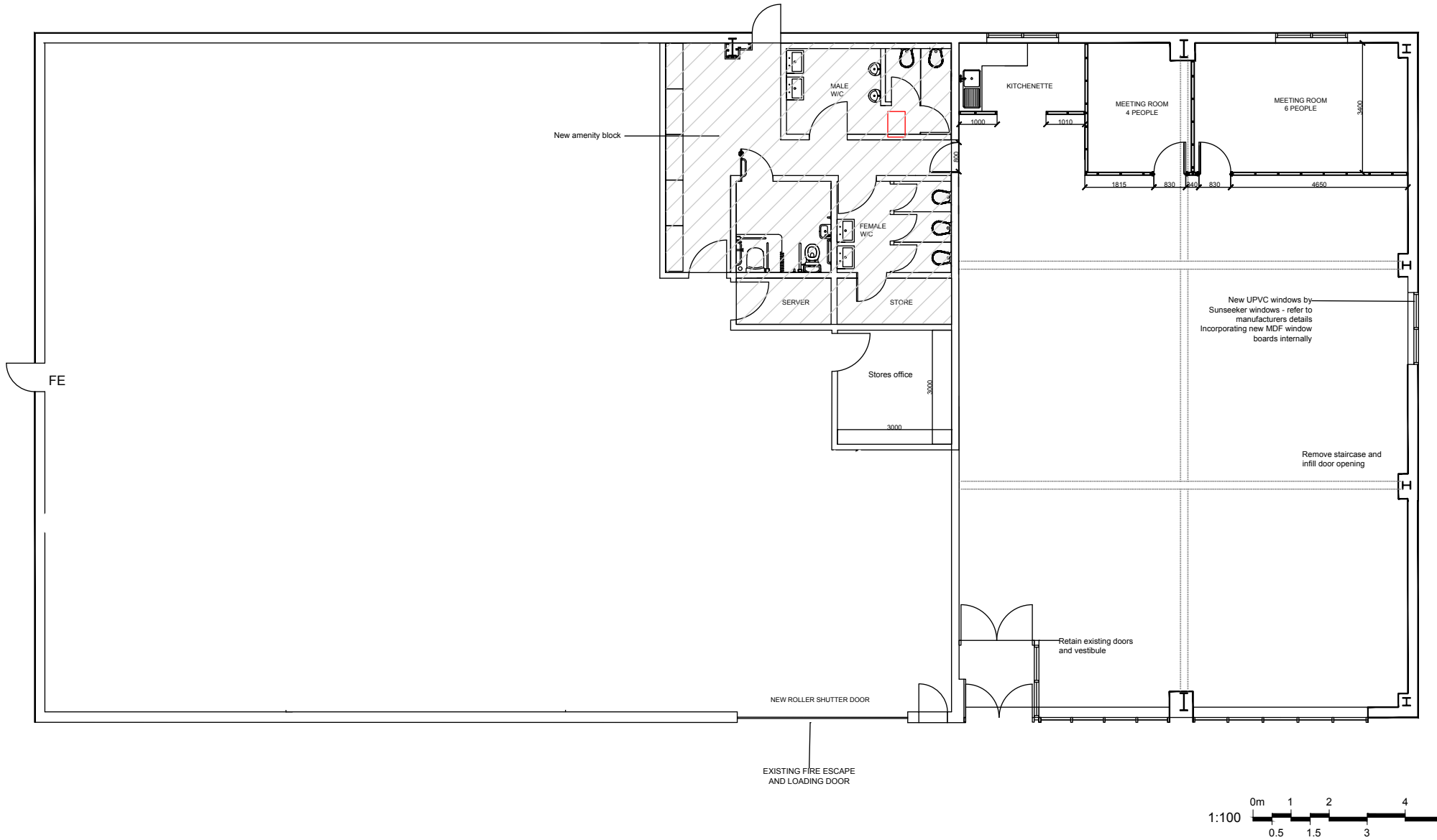


Google Maps





Ground Floor Plan



NOTES

Do not scale from this drawing, use figured dimensions only.
 All dimensions to be checked on site.
 All drawings to be read in conjunction with other contract documentation.
 Any discrepancies to be reported to the Contract Administrator before any work commences.

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client: CAMBRIDGE CITY COUNCIL
 project: 130 COWLEY ROAD, CAMBRIDGE, CB4 0DL
 dwg title: **PROPOSED GROUND FLOOR**

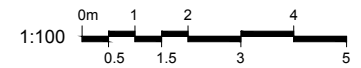
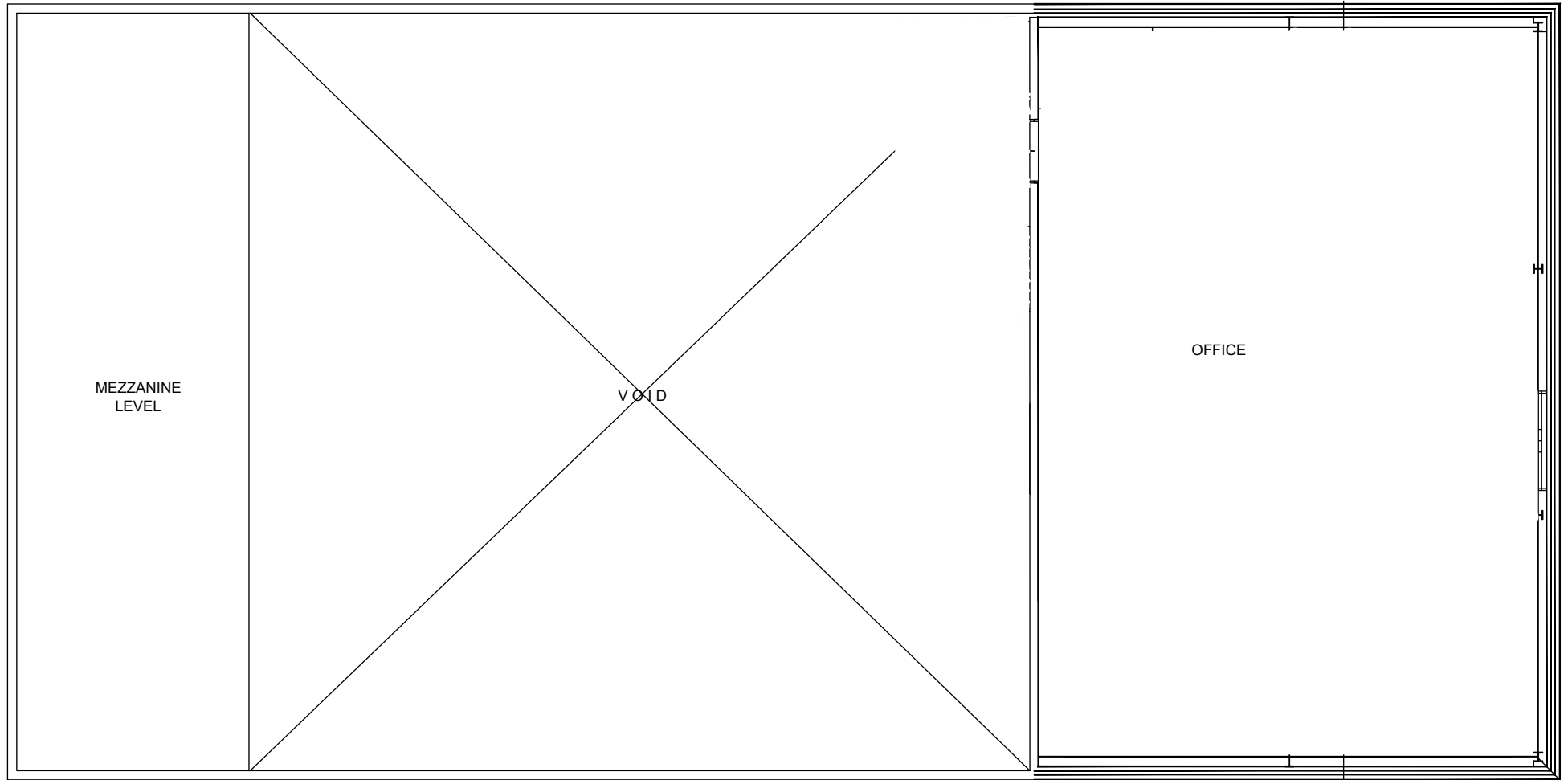
discipline	BUILDING SURVEYING	drawn	HN	chk'd	CD	date	05.06.17	scale @ A3	1:100
project no.	--	dwg no.	BS-016	rev.	A	status			



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rev.	date	description	dwn	chk'd

First Floor Plan



NOTES

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client: CAMBRIDGE CITY COUNCIL
 project: 130 COWLEY ROAD, CAMBRIDGE, CB4 0DL
 dwg title: **EXISTING FIRST FLOOR LAYOUT PLAN**

discipline	BUILDING SURVEYING	drawn	CD	chk'd	--	date:	15/06/2017	scale @ A3	1:100
project no.	--	dwg no.	BS - 002		rev.	status.			



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