



5 & 6 Buckingway Business Park, Swavesey, Cambridge  
CB24 4AE

# Unit 5-6 Buckingway Business Park

Swavesey, Cambridge, CB24 4AE



## Agreement

To Let



## Detail

Industrial with offices



## Rent

£127,500 per annum



## Size

1,110 sq m (11,944 sq ft)



## Location

Swavesey, Cambridge



## Property ID

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



### Ben Green

BSc (Hons) MRICS

Director

T: 01223 467155

M: 07825 309599

E: [ben.green@eddisons.com](mailto:ben.green@eddisons.com)



### Joe Berry

BSc (Hons)

Surveyor

T: 01223 467155

M: 07977 231356

E: [joseph.berry@eddisons.com](mailto:joseph.berry@eddisons.com)

## Property

A modern industrial / warehouse of steel portal frame construction with profile metal sheet cladding. The accommodation currently includes laboratories to part of the ground floor, which can be removed if not required.

The property benefits from the following features:

- 6.5 clear eaves height
- 2 surface level loading doors
- 3 phase power
- First floor fitted offices with comfort cooling
- Kitchens
- 2 disabled WCs and showers
- Large forecourt for loading and parking
- CCTV security

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground floor	904	9,727
First Floor (offices)	206	2,217
Total	1,110	11,944

## 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 B2, B8 and E uses 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

**Charging Authority:** South Cambridgeshire  
**Description:** Warehouse and Premises  
**Rateable value:** £98,500

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

**£127,500 per annum exclusive + VAT.**

## Service Charge

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

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers/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.

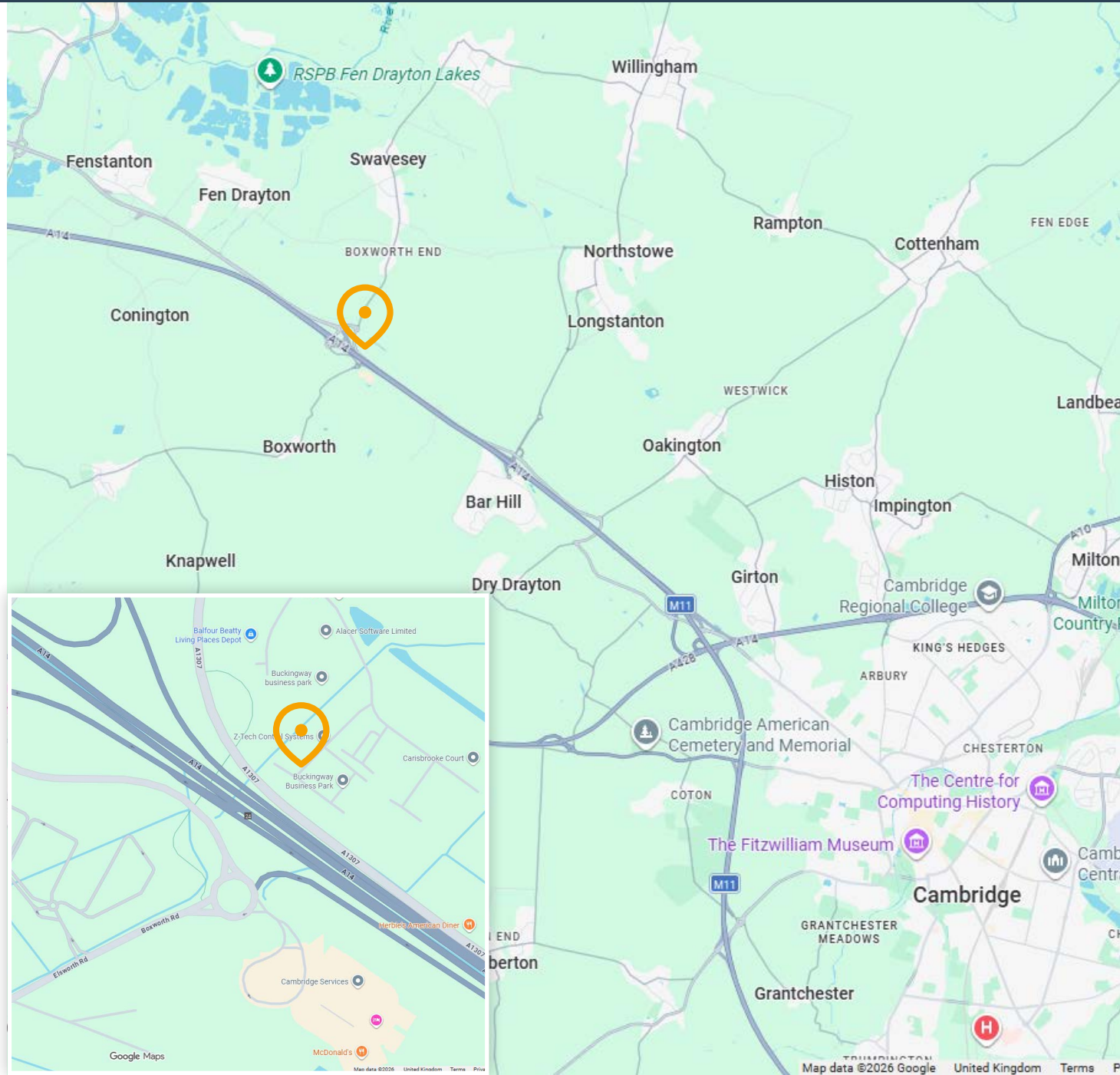
## Energy Performance Certificate

Rating: B (34)

## Location

Buckingway Business Park is conveniently located just off Junction 28 of the A14 between Huntingdon and Cambridge, immediately opposite the Cambridge Services. The location offers excellent road links with fast and easy access to the A1(M) and M11.

Buckingway Business Park is an established commercial location and home to a number of high profile companies. There are numerous services and amenities at the Cambridge Extra Services accessed via a footbridge from the business park over the A14. These include a hotel, business centre, M&S Simply Food, Costa and McDonald's.





A14

Cambridge  
services

Buckingway  
Business Park



