

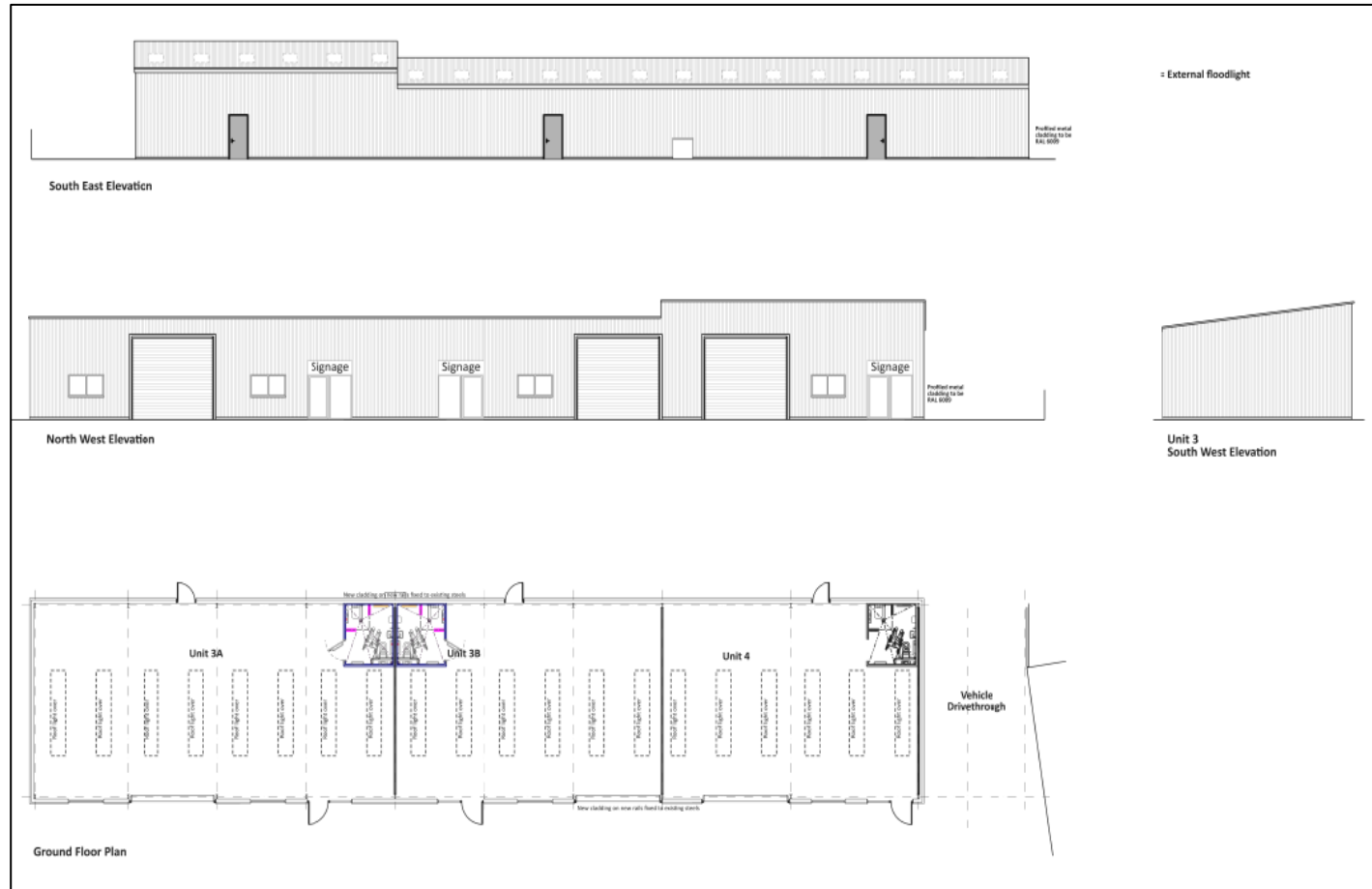
NEWLY RE-DEVELOPED INDUSTRIAL UNITS

TO LET

UNITS 3A, 3B & 4 DEAL BUSINESS PARK
SAWSTON
CAMBRIDGE
CAMBRIDGESHIRE
CB22 3DG

1,207 - 4,176 sq ft
112 - 388 sq m

- Available May / June 2024
- High quality re-developed Industrial units
- Close Proximity to A14, M11 and Cambridge
- Substantial yard and parking area



LOCATION

Deal Business Park is situated off Cambridge Road, Sawston, approximately 7 miles south of Cambridge City centre. The village of Sawston provides a range of amenities including a supermarket, building society, bakery and a range of other shops, restaurants and public houses.

Deal business park provides connectivity to Cambridge via the A1307 (15 mins) as well as the national road network via the A505 (8 mins) , A11 (8 mins) , A14 (10 mins) and M11 (10 mins) . Rail links on the Cambridge / London Liverpool Street line are available from the nearby villages of Great Shelford and Whittlesford Parkway, as well as frequent services to London Kings Cross from Cambridge.

DESCRIPTION

The property will comprise three terraced units of steel portal frame construction with metal clad elevations under a skillion roof. Each unit will benefit from c.10% roof light coverage, roller shutter door and pedestrian entrances. The units can be let separately or in conjunction providing a self-contained premises. Each unit will have its own WC facilities.

The units are located on a secure estate benefitting from an electrical access gate.

ACCOMMODATION

Accommodation	Sq m	Sq ft
Unit 3A	159	1,714
Unit 3B	117	1,255
Unit 4	112	1,207
Total	388	4,176

RENT

£13,880 - £48,000 per annum exclusive

TENURE

Each unit will be available by way of a new FRI lease on terms to be agreed.

ESTATE CHARGE

An estates charge is to be levied. More information on request.

PLANNING

The new units will have planning consent for Use Class B8 and E (warehouse and light industrial).

Planning permission onsite restricts hours of use to 08:00 - 19:00 Mon - Fri, 09:00 - 18:00 Sat and at no times Sun / public & bank holidays.

EPC

To be assessed

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

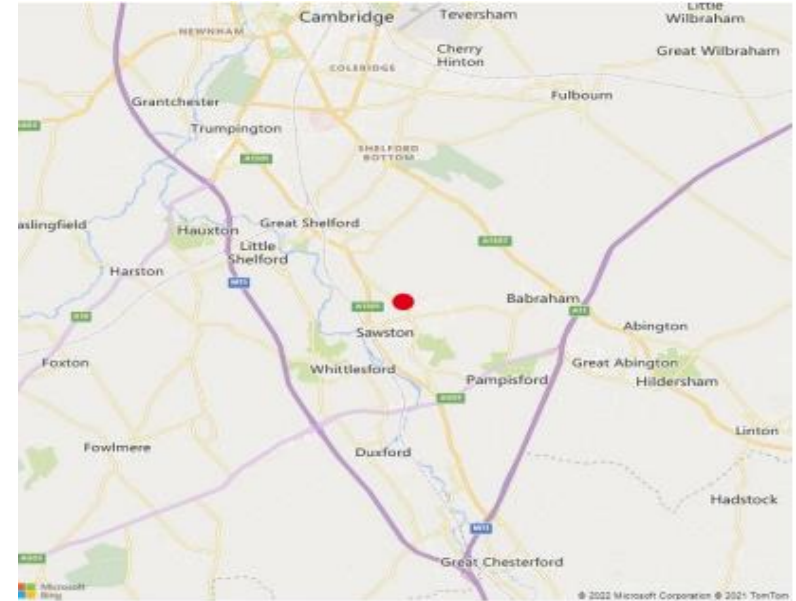
We understand VAT is payable on the rent.

ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

VIEWING

Strictly by appointment with agents



Contact

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IMPORTANT INFORMATION

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Carter Jonas