



Hepworth Farmyard

| Waterbeach, Cambridgeshire

| **Carter Jonas**

**Hepworth Farmyard
Ely Road
Waterbeach
Cambridgeshire
CB25 9NN**

**Warehouse and open storage
available with direct road
access from the A10.**

A secure Unit extending to 2,323 sqft and
open storage extending to 645 sqft with a
large concrete yard.

In all extending to 0.33 acres (0.14 hectares).



The Property

Hepworth Farmyard comprises a concrete yard and a set of buildings, totalling an area of 0.33 acres (0.14 hectares).

Located on-site is a large steel portal frame unit with clad walls and roofing. The Unit extends to 2,323 sqft (216 sqm) and benefits from metal sliding doors, roof skylights and mains electricity.

Adjacent to the Unit is an old machinery shed concrete frame with a floor area extending to 645 sqft (89 sqm) which could be utilised for open storage.

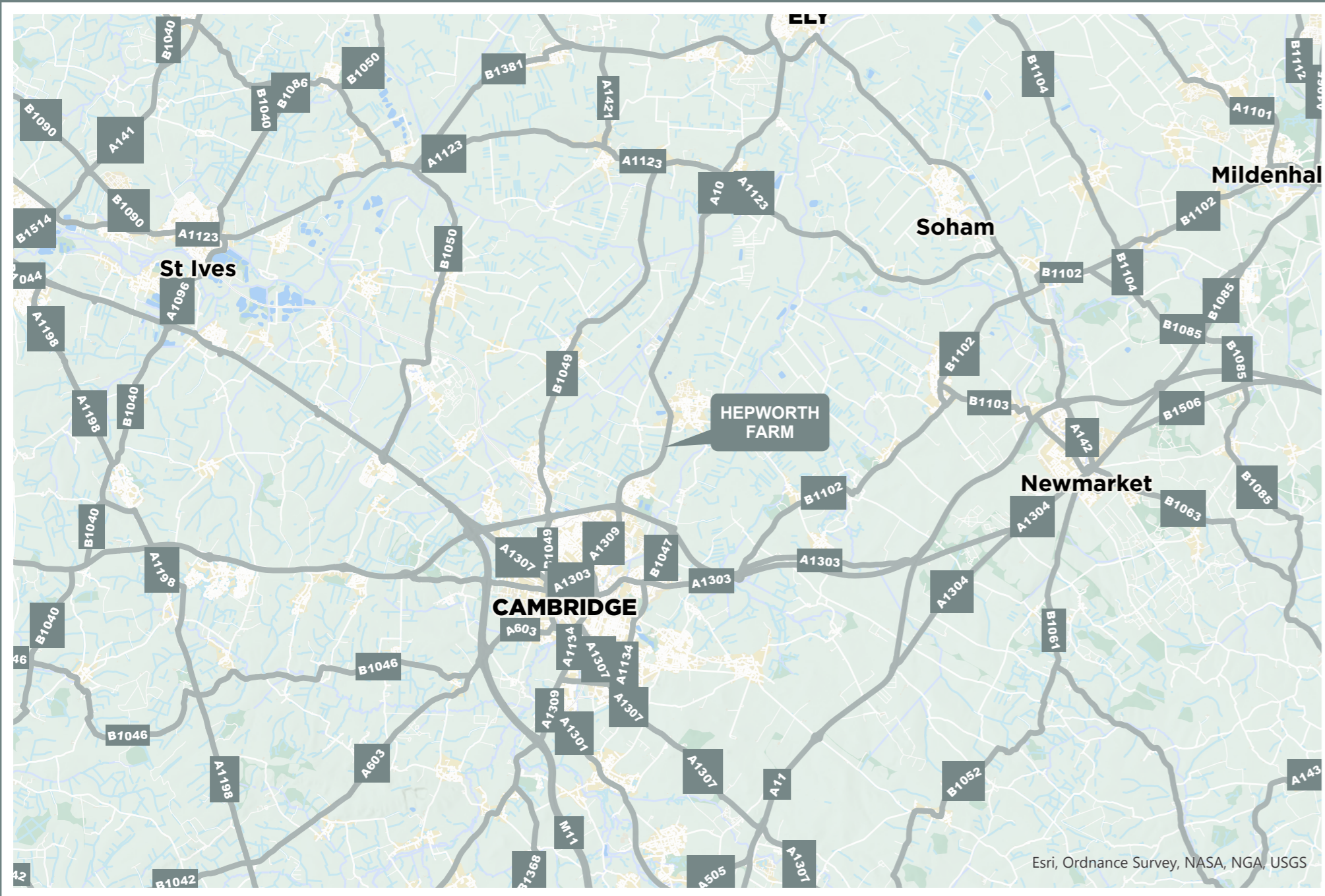
All activities are restricted to within the buildings' footprints and shall only occur between 6am and 7pm Monday to Sunday.

The Landlord is open to refurbishment of the Units subject to the applicant, term and rent agreed.

Location

Hepworth Farm is situated adjacent to the A10, which provides road connections to surrounding areas such as Cambridge, Ely and Kings Lynn. Cambridge North train station is located 2.8 miles south of the Property.





Tenure & Possession

The Property is available immediately.

Access

The Property is accessed directly from the A10 via a set of secure 5-bar metal gates.

Outgoings

The incoming Tenant will be responsible for all outgoing including any taxes associated with the letting.

Term

To be agreed on an individual basis.

Rent

Unit 1: A guide rent of £13,938 per annum.

Open Storage: A guide rent of £1,935 per annum.

Repairing Obligations

The Property is available by way of an Effective Full repairing and Insuring Lease (FRI Lease).

Use

The Property is to be occupied under Use Class B8 (Storage and Distribution) or alternative commercial / employment uses subject to purchasers undertaking their own checks as to what would be permissible with or without planning permission

Services

The Property is connected to mains electricity.

Prior to occupation

The contents inside of the Unit will be cleared prior to occupation.

Legal and Agent Fees

£500 plus VAT is to be paid by the Tenant for the formalisation of the lease, reflecting a contribution towards the Landlord's legal and agent fees.

Wayleaves, Easements, Covenants & Rights of Way

The Property is let subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the letting Agent nor the Landlord takes responsibility.

VAT

Any guide rents quoted or discussed are exclusive of VAT.

Local Authority

South Cambridgeshire Local Authority
 Cambourne Business Park
 Cambridge
 CB23 6EA

01954 713000

Viewings

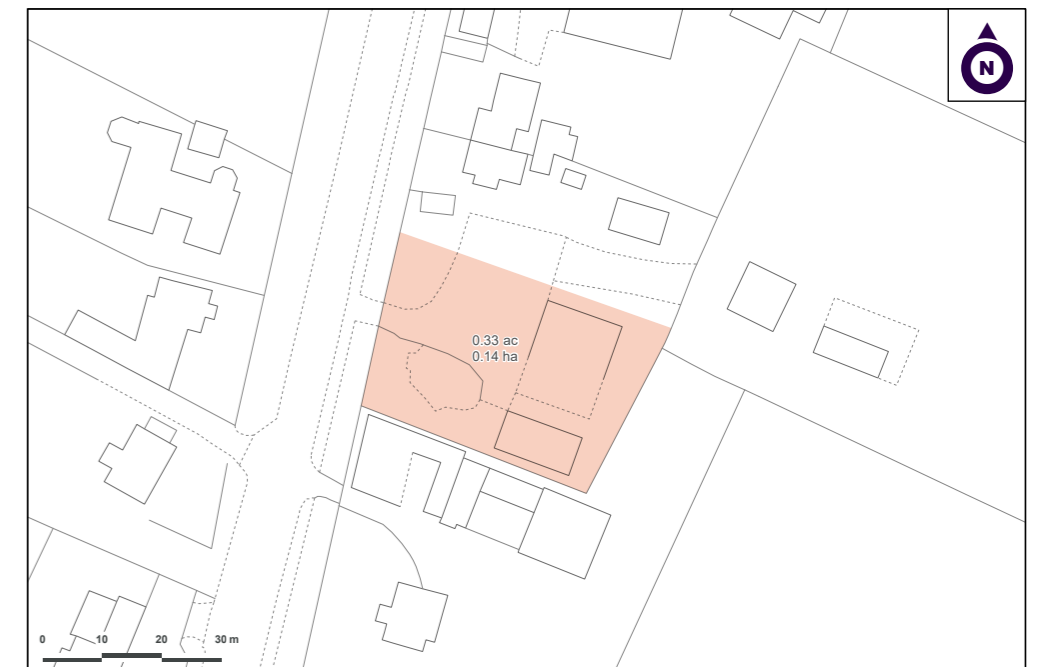
Viewings are by appointment only, and to be arranged through the Agent. Please call the contact number to register an interest.

Directions

From A14: Take exit 33 towards Milton. At the roundabout, take the exit to join the A10. Continue northbound for 1.70 miles. The Property will be on your right-hand side.



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