



Units C & D 12 The Grip Industrial Estate

Hadstock Road, Linton, Cambridge, CB21 4XN

**Refurbished
industrial/warehouse unit
with small yard**

3,385 sq ft
(314.48 sq m)

- 12 car parking spaces including those in yard area
- 6m height to eaves
- 2no. access roller shutter doors
- Useful enclosed yard

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Summary

Available Size	3,385 sq ft
Rent	£34,000.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £28,000 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	Currently £4229.05pa + VAT to cover the maintenance of the common parts of the Estate and building insurance.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The Property comprises a prominent industrial unit constructed in 2003.

The building is of steel portal frame construction with part-insulated profile metal sheet clad and part-brick clad elevations under a profile sheet clad roof. The unit also has the added benefit of being 6m to the eaves, with two goods roller shutter doors being 4.5m high x 3.0m wide.

Location

Linton is located c.9 miles to the south-east of Cambridge.

The development is located at the front of The Grip Industrial Estate fronting Hadstock Road, just off the A1307. The village amenities include a Co-op, bakery, chemists, and public houses, all within walking distance of the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - C & D	3,385	314.48
Total	3,385	314.48

Terms

The property is available to let on a new fully repairing and insuring lease for term to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

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