

30 South Road, Great Abington, Cambridge, CB21 6AU

£834 Per Month

TO LET

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800 860

LIGHT INDUSTRIAL UNIT - STORAGE ONLY

1,686 SQ FT (156.62 SQ M)

TO LET

• Storage Only • Roller Shutter Door and Concrete Floor throughout • Minimum Eaves height of 6.5 m • Part Mezzanine Floor to Unit B measuring 4.1 m x 4.2 m • LED lighting • 6 allocated Car Parking Spaces

Location

The Abingtons are situated on the southern outskirts of Cambridge meaning that both village and city life can be enjoyed. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside.

Addenbrooke's Hospital, The Biomedical Campus and the Babraham Research Campus are also situated on the southern side of Cambridge making access to these locations particularly easy, especially with the excellent bus links that are available.

Local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. Saffron Walden is about 8 miles away.

The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

The units are located close to a small business park and with direct access to the M11.

Description

The property comprises a ground floor workshop area with inspection pit. The property has wc facilities. The property benefits from the following specification:

Roller shutter door
Minimum eaves height of 6.5m
Concrete floor throughout
LED lighting
Part mezzanine floor to Unit B measuring 4.1 m x 4.2 m
6 allocated parking spaces

Accommodation

The property has the following total gross internal areas:

1,686.05 sq ft (156.64 sq m)

The property can only be used for storage

Uniform Business Rates

The current rateable value of the property is:

Energy Performance Certificate

The property has an EPC rating of: D87

Terms

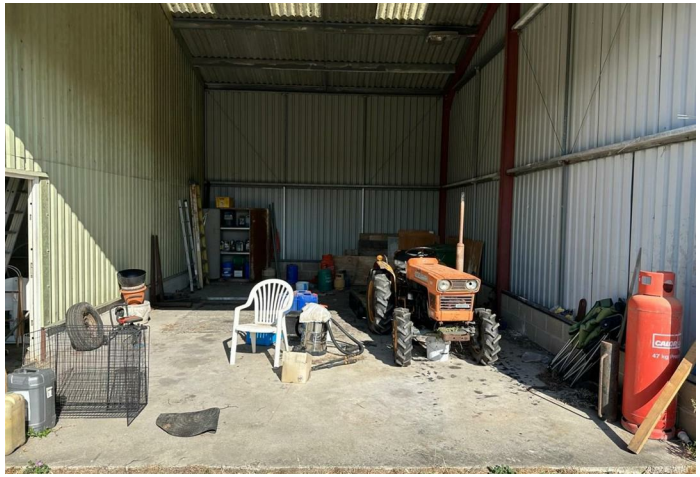
The property is available to let at a quoting rent of £8.00 per sq ft inclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own associated legal and professional costs.

Viewings and Any Further Information

Strictly by appointment through the vendor's sole agents, Redmayne Arnold & Harris Contact: Nick Harris. Email: nharris@rah.co.uk Telephone: 01223 819315

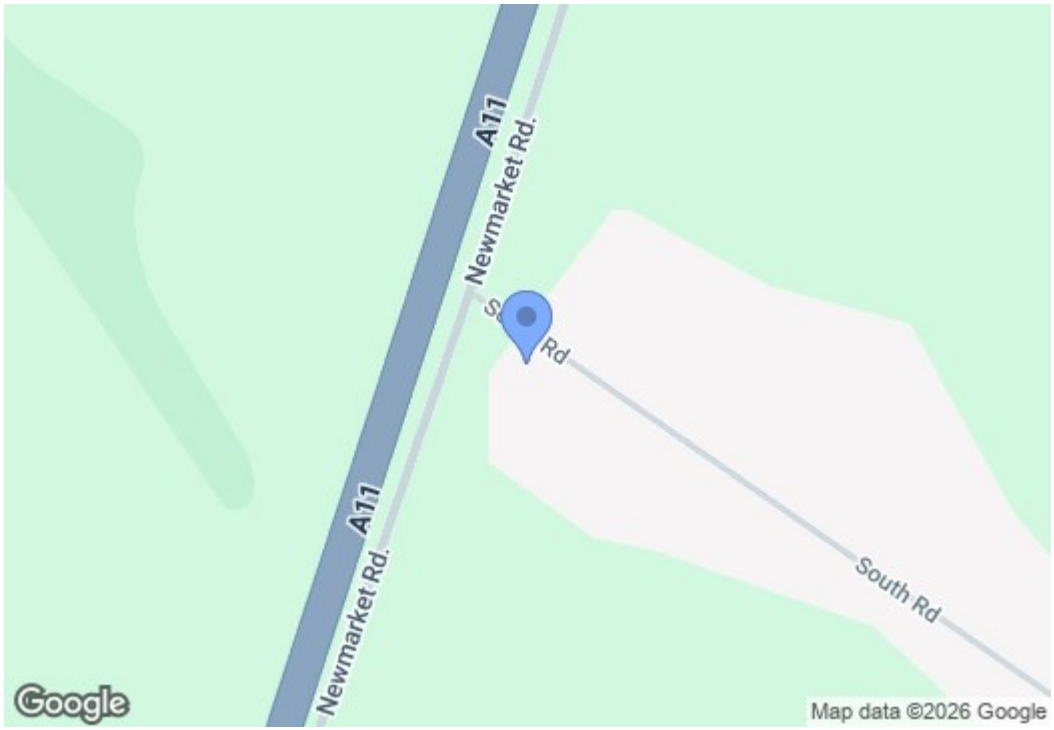








These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.


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Rd
South Rd
A11
Newmarket Rd.
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