



3 High Street, Toft, Cambridge, CB23 2RL  
O.I.R.O £550,000 Freehold  
**FOR SALE**



rah.co.uk  
01223 800 860

## COMMERCIAL DEVELOPMENT OPPORTUNITY

**SITE AREA: 9,669 SQ FT (898 SQ M)**  
**BUILDING: 2,282 SQ FT (212 SQ M)**

**FOR SALE**

- Commercial development opportunity for sale freehold
- Factory has additional car parking from School Lane

### Location

Toft is a highly desirable village situated approximately 7 miles due West of Cambridge. Educational facilities are available with good primary schools at Comberton and Bourn. Secondary education is available at Comberton Village College. There is easy access to the M11 with Junction 12 about 10 to 15 minutes drive away. Main line railway stations are available at Royston and Cambridge providing services to Kings Cross and Liverpool Street.

The property is located on the High Street in Toft. Approximately 1 mile from Comberton and 4 miles from the M11 and 2.5 miles from the A14.

### Description

A substantial self-contained fenced site, totalling approximately 898 sq m (9,669 sq ft). The premises consists of a detached building of Cambridge brick under a pan tiled roof.

The building is constructed of Cambridge Brick under a pantilled roof. The building has three-phase electricity. The building was a former Blacksmiths Yard and was extended and converted approximately 35-40 years ago. The property has mains water and foul drainage to a cesspit. There are three further access points to the building to allow large completed projects to leave the site when finished.

The buildings will require a substantial upgrade and in particular the timber window frames have now reached the end of their economic life. There is access from School Lane to the grounds at the rear, and this could provide two additional car parking spaces.

On site car parking for five cars.

### Accommodation

The accommodation is arranged over ground and first floor and currently provides a combination of open planned workshops with some larger cellular spaces.

Site area: 9,669 sq ft (898 sq m)

Building: 2,282 sq ft (212 sq m)

Mezzanine 1: 398.94 sq ft (37.06 sq m)

Mezzanine 2: 242.94 sq ft (22.57 sq m)

The warehouse has an average height of 9.38 feet (2.86 m)

### Use Class/Planning

We understand the property is suitable for uses falling under Class E of the Town and Country Planning Use Classes Order. However interested parties are advised to make their own enquiries of South Cambridge District Council Planning Department on 08450 450500 to see whether their proposed use may be acceptable in planning terms.

We are advised the premises have been used for light industrial purposes for the past 30+ years with no restrictions on noise or working hours.

### Uniform Business Rates

Current rateable value (1 April 2026 to present) - £7,500

Local Council Ref: 3917500030

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 01954 713113.

### Energy Performance Certificate

The property has an EPC rating of: E109

Copies available through Redmayne Arnold & Harris as agents.

### Tenure

For sale by way of private treaty.

### Anti-Money Laundering

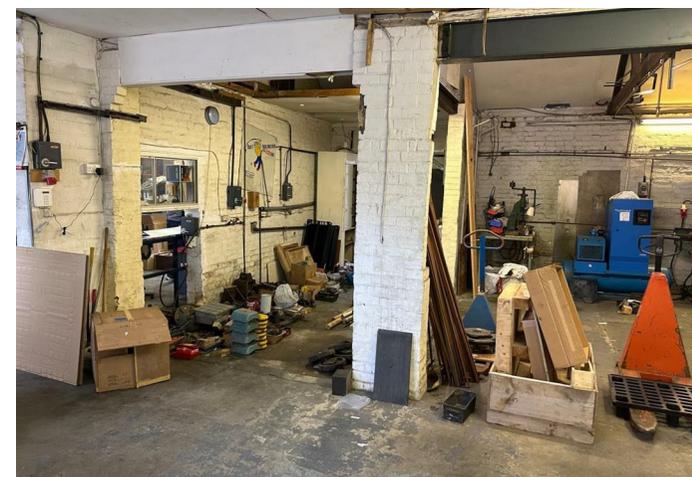
In order to comply with current Anti-Money Laundering regulations, Redmayne Arnold & Harris will require certain information from the successful bidders. In submitting a bid, you agree to provide such information when the terms have been agreed.

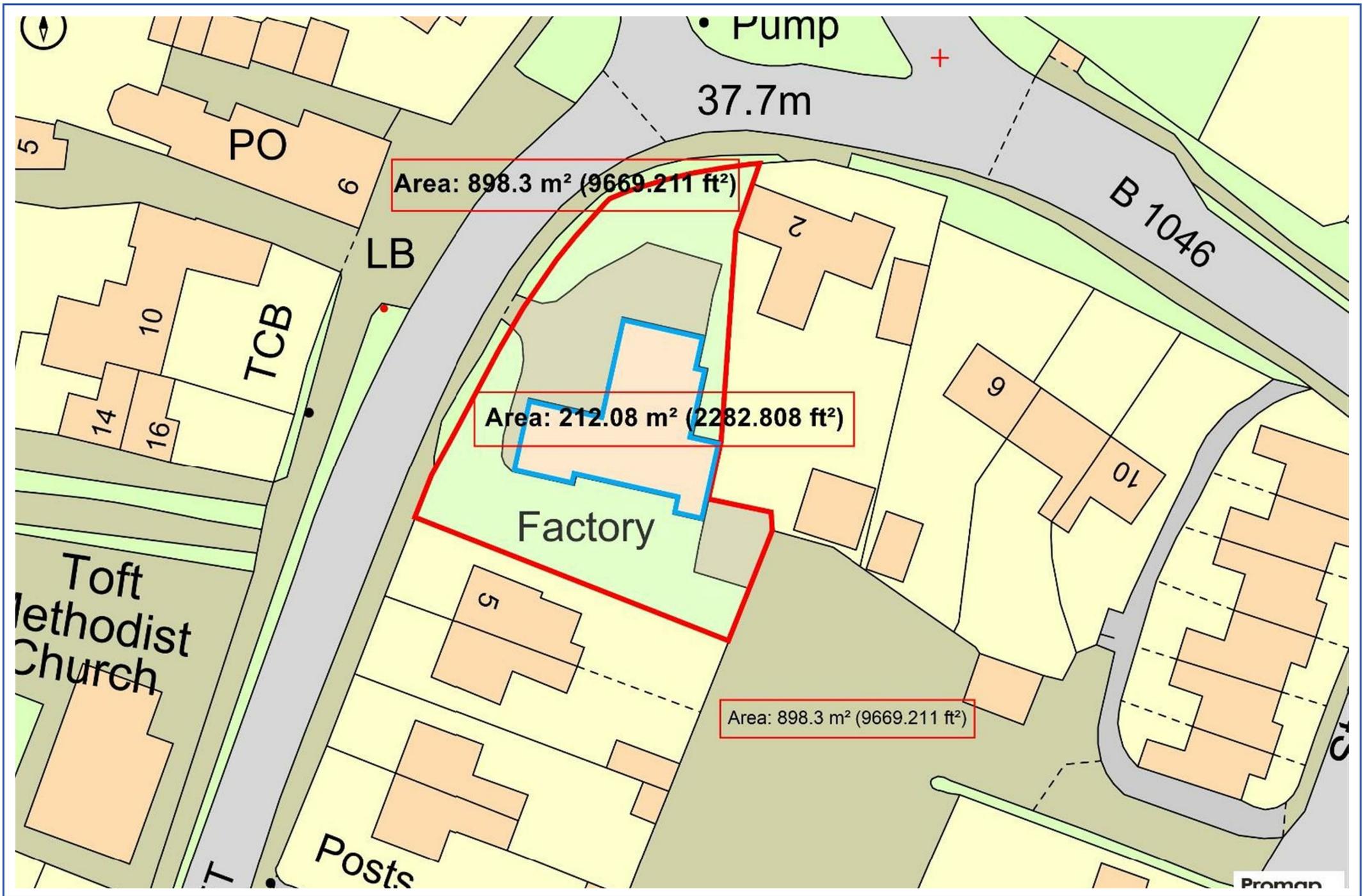
### Legal Costs

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

### Viewings and Further Information

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris, contact Nick Harris. tel: 01223 819315 or email: nharris@rah.co.uk.





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.

