



Units A, B and C, 245 St Neots Road, Hardwick, Cambridge, CB23 7QL
£2,125 Per Month
TO LET



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01223 323130

WORKSHOPS AND STORAGE

UNIT A = 10,261 SQ FT INCLUDING MEZZANINE - TO LET AT £8.50 PER SQ FT PER ANNUM
UNIT B = 6,750 SQ FT - TO LET AT £5.00 PER SQ FT PER ANNUM
UNIT C = 3,121 SQ FT - TO LET AT £4.00 PER SQ FT PER ANNUM

- Unit sizes vary from approximately 3,000 sq ft to 10,000 sq ft
- Available mid-January 2025
- Car parking and loading yards
- Three phase electricity available in Unit A and Unit B

Location

The units are located on St Neots Road, Hardwick, Cambridgeshire less than a mile from Junction 13 with the A428 giving excellent access to the M11.

Features and Description

We are offering these warehouses with unit sizes ranging from 3,000 sq ft to 10,000 sq ft. The units are of steel, brick and block construction. All with loading doors and wc facilities. All have a variety of eaves heights from 4.5 m to 5.5 m.

The units provide clean warehouse industrial storage space. On the site there is ample off road car parking and easy access for loading. In addition to these buildings there is 3,000 sq m of hard standing for open storage.

Leasehold Terms

Each property will be available on a new Full Repairing and Insuring Lease direct with the landlord.

These units are available at a figure in the region of £8.50 per sq ft per annum.

Planning

We understand that the property is suitable for uses falling under Class B1, B2 and B8 (offices, industrial and storage). Interested parties are advised to make their own enquiries at South Cambridgeshire District Council Planning Department on 08450 450500 to see whether their proposed use may be acceptable in planning terms.

Uniform Business Rates

The current rateable value for the whole property (1 April 2023 to present) is £43,500. Interest parties are advised to make their own enquiries to South Cambridgeshire District Council Rates Department on 01954 713113.

Service Charge

Each tenant on the site to provide a contribution towards the upkeep of the common areas. Further details will be available on request.

Energy Performance Certificate

Unit A has an Energy Performance Rating of: TBC

Agents Notes

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relate to this property and this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

Client Identification

In accordance with Anti-Money Laundering regulations, we are required to obtain proof of identification and address from all purchasers.

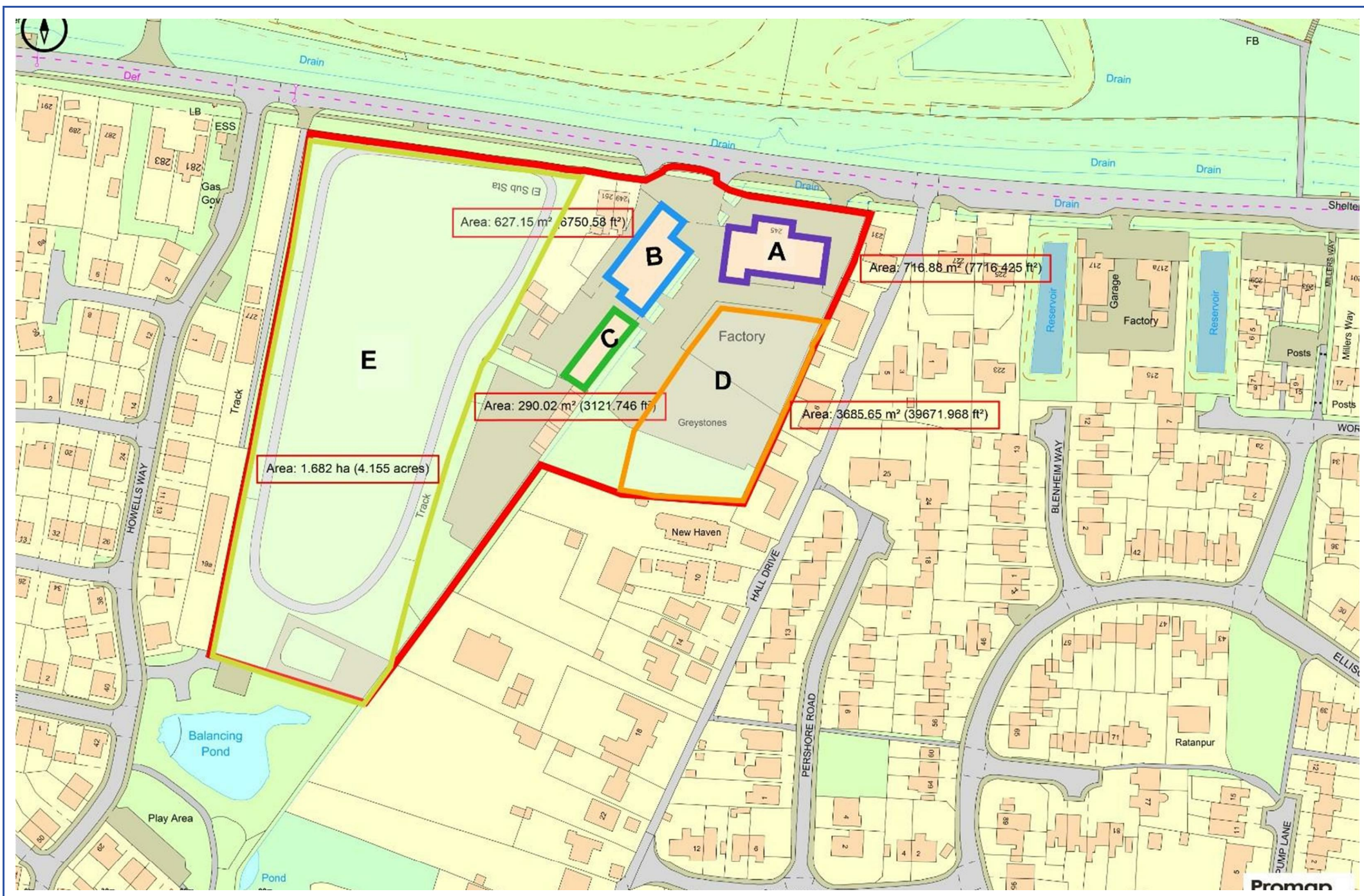
Legal Costs

Each party to bear their own legal costs.

Viewing and Further Information

Strictly by prior appointment with the vendor's sole agents, Redmayne Arnold and Harris, contact Nick Harris tel: 01223 819315 or email: nharris@rah.co.uk or Anne Jopson/Fran Minnaar tel: 01223 819306 or email: patonickharris@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.

