



## TO LET – INDUSTRIAL UNIT

103.08 sq m (1,110 sq ft)

Unit 19  
Glenmore Business Park  
Ely Road  
Waterbeach  
Cambridgeshire  
CB25 9FX

- Modern industrial unit with three phase power supply
- Full first floor mezzanine coverage
- Available on a new direct lease
- Two allocated parking spaces
- Suitable for Use Class E
- Situated just off the A10

## Location

Glenmore Business Park is located on the A10 at Waterbeach, adjacent to Cambridge Research Park and approximately 4.5 miles north of the A14 junction 33 at Milton.

It is within an established mixed-use commercial location, with a number of office, technology, catering, light industrial and trade-counter occupiers nearby - including Screwfix.

## Description

The property comprises a terraced business unit with the following specification:

Mezzanine floor  
Toilet & tea point  
Up and over loading door  
Power floated concrete floor with loading of 15kN/m<sup>2</sup>  
Insulated steel clad roof with daylight panels  
Mains water, gas, phone line and 3-phase power

## Accommodation

The property comprises an approximate total gross internal floor area of:

	sq m	sq ft
Ground Floor	73.39	790
Mezzanine	29.69	320
<b>Total</b>	<b>103.08</b>	<b>1,110</b>

## Planning

The property has planning consent for business use falling within use classes B1, B2 & B8, therefore qualifying for Use Class E of the Town and Country Planning (Use Class) Order 1987, amended 2020.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500.

## Uniform Business Rates

We understand that the unit is entered into the VOA Rating List 2026 with a rateable value of £15,750.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 03450 450 064.

## Service Charge

A service charge will be payable towards the upkeep of the common parts of the estate.

## EPC

The property has a rating of C (54)

## Terms

The property is available to let, with vacant possession, on a new direct lease at a quoting rent of £13,000 per annum exclusive of VAT and other outgoings.

## Legal Costs

Both parties are to bear their own legal costs.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Moss

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# CHEFFINS

