

LIGHT INDUSTRIAL

For Sale / To Let



8 - 22 Lucas Close, Burwell, Cambridge
CB25 0FN



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Cambridge, CB25 0FN



Agreement

To Let/For Sale



Detail

Light industrial /
business units



Rent/Price

From £20,500 pax
From £305,000



Size

153 - 1,225 sq m
(1,644 - 13,512 sq ft)



Location

Burwell, CB25 0FN



Property ID

1236813

For Viewing & All Other Enquiries Please Contact:



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Property

Newly built industrial units suitable for a wide range of uses. Each unit comprises a small office, kitchenette, WC, part mezzanine floor and part full height warehouse space with an electric roller shutter door. The units have a 5.9m minimum eaves height.

Each unit benefits from having PV panels, electric car charging points, 3 phase power supply and c4 car parking spaces each along with use of some visitor parking spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas on a GIA basis:

	m ²	ft ²
Unit 8	153	1,644
Unit 10	153	1,644
Unit 12	153	1,644
Unit 14	153	1,644
Unit 16	153	1,644
Unit 18	153	1,644
Unit 20	153	1,644
Unit 22 - UNDER OFFER	153	1,644

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

To be assessed.

Energy Performance Certificate

Rating: A

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Tenure

The units are available either To Let or For Sale individually or together.

Rent/Price

Leasehold – £20,500 per annum exclusive per unit

Freehold – £305,000 for the freehold interest per unit.

We understand that VAT is payable.

Service Charge

The current service charge is approx £995pa per unit which is to be levied to cover the upkeep, maintenance and repair of all common parts of the development.

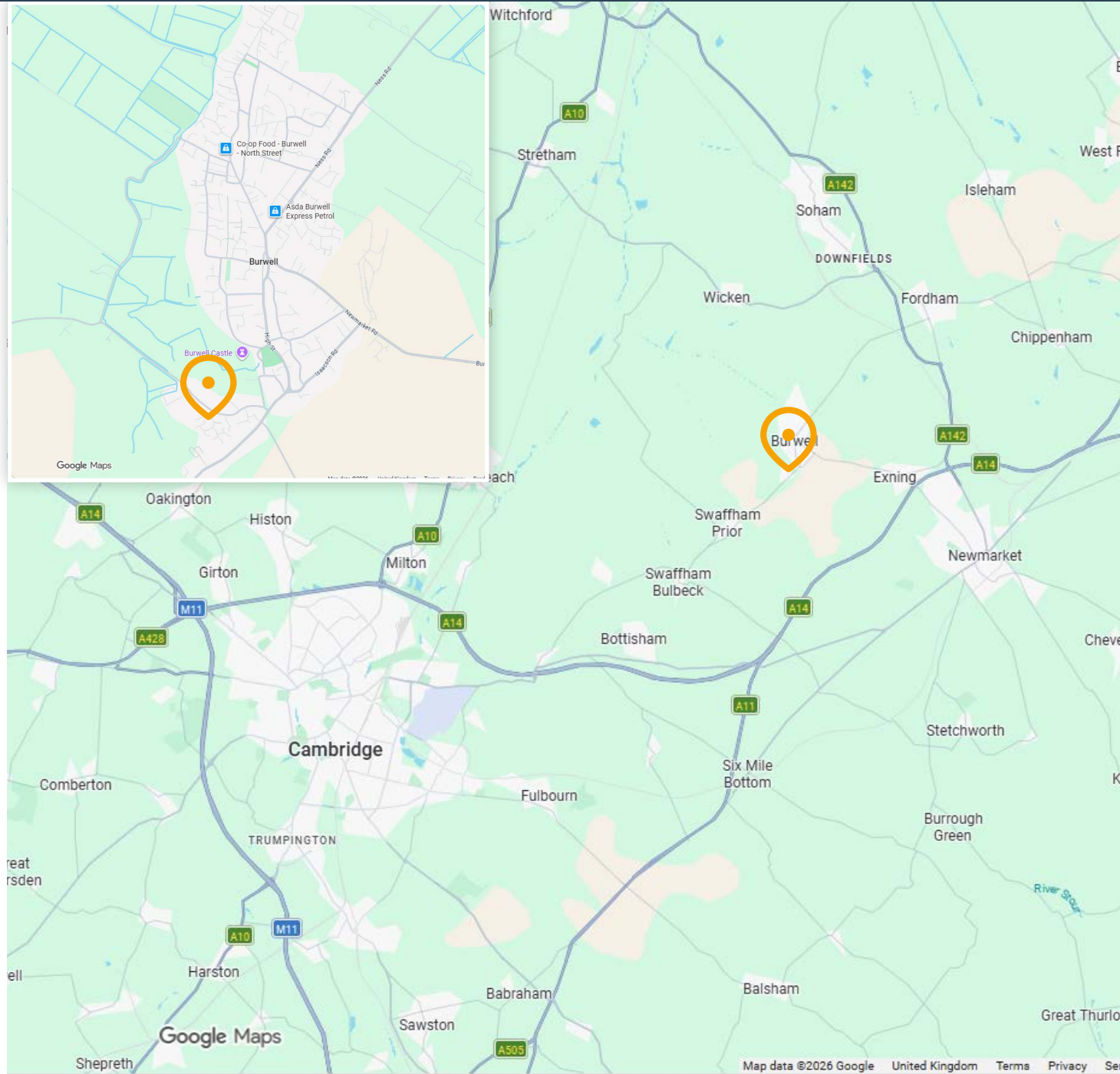
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers/tenants prior to instruction of solicitors.

Location

Burwell is a large village located approximately 11 miles northeast of Cambridge and only 5 miles northwest of Newmarket. Burwell sits just 3 miles from the A14 (junction 37). The property is accessed via Burling Way where Lucas Close joins onto. Burwell is well served with many shops and amenities including a Co Op and a post office.

Excellent communications to Cambridge, Stansted Airport, M25, East Coast Ports and London via the recently improved A11, A14 and M11 making it an ideal regional location.



Search



