



## TO LET – INDUSTRIAL PREMISES & YARD

Unit 9 Grange Farm  
Flint Cross  
Royston  
Cambridgeshire  
SG8 7PR

577.65 sq m (6,218 sq ft)

- Available on a new direct lease
- Set within a 0.92 acre concreted yard
- Less than a ten minute drive from the A10 and J.10 of the M11
- Secure gated entrance

## Location

Grange Farm is situated just off the A505, at Flint Cross. Royston is approximately 5km west of the farm and J.10 of the M11 is approximately 7km to the east.

There are two railway stations situated less than 6km from the property, one at Royston and a second at Meldreth. Grange Farm is located in close proximity to Heydon Grange Golf Club and The Coach House Hotel.

## Description

Light industrial warehouse set within approximately 0.92 acre (0.37 ha) of concreted yard space and benefiting from a secure gated entrance. The warehouse comprises a concrete floor, breeze-block lower elevations, profile metal cladding to the upper elevations.

## Accommodation

The property comprises an approximate gross internal area of 6,218 sq ft (577.65 sq m). The property is situated within a concreted yard of approximately 0.92 acres (0.37 ha).

## Planning

The property has historically been used for storage and distribution uses. There is no formal use class designation associated with the property on the Greater Cambridge Shared Planning Services website. However, we consider the property to be appropriate for light industrial and storage uses. It is the responsibility of an incoming tenant to confirm that their use complies with the building.

## Uniform Business Rates

The property is entered into the 2023 VOA Ratings List with a rateable value of £40,000. Therefore, the business rates payable for the year 2023/24 will be £19,960, ignoring the effect of any business rates relief. Interested parties with queries relating to an occupier's business rates liabilities are encouraged to contact South Cambridgeshire District Council.

## Service Charge

There is a service charge payable towards maintenance and upkeep of the common parts of the estate.

## EPC

The property has a valid EPC certificate.

## Terms

The property is available by way of a new direct lease at a rent of £80,000 per annum, exclusive of VAT and other outgoings.

## Legal Costs

Each party to bear their own legal costs in association with this transaction.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

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