



TO LET – INDUSTRIAL PREMISES

Unit 28
Glenmore Business Park
Ely Road
Waterbeach
Cambridgeshire
CB25 9PG

130.25 sq m (1,402 sq ft)

- Available from October 2026
- Modern industrial unit with three phase power supply
- Part first floor mezzanine coverage
- Available on a new direct lease
- Two allocated parking spaces
- Suitable for Use Class E

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, light industrial and trade-counter occupiers nearby such as Screwfix.

Description

The property comprises a modern mid-terrace business unit with the following specification:

- Mezzanine floor
- Kitchenette and toilet
- Up and over loading door
- Insulated steel clad roof with daylight panels
- 6 metre eaves to part
- Two parking spaces

Accommodation

The property comprises the following approximate gross internal floor areas:

	Sq M	Sq Ft
Ground Floor	84.5	910
Mezzanine	45.7	492
Total	130.25	1,402

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 £17,250.

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 an EPC rating of D86

Terms

The property is available to let, with vacant possession in October 2026, on a new direct lease at a quoting rent of £16,000 per annum exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

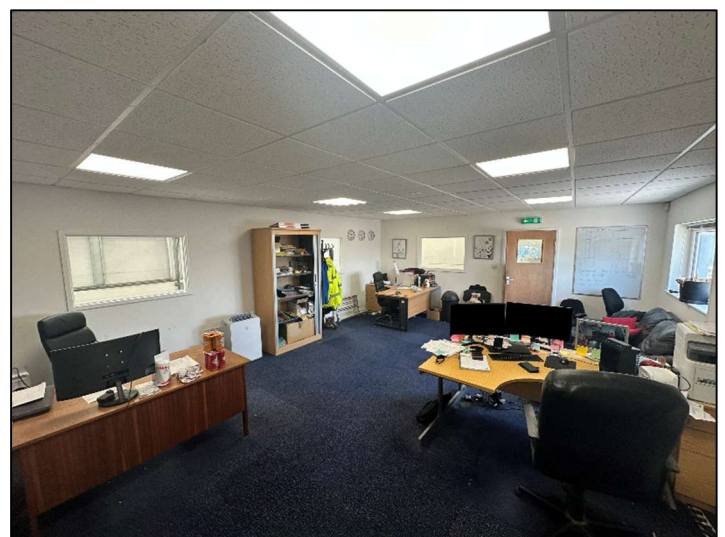
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Daniel Malley

Tel: 01223 271978

Email: daniel.malley@cheffins.co.uk



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. 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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