



TO LET - INDUSTRIAL / TRADE COUNTER PREMISES

Unit C
Copley Hill Business Park
Babraham Road
Cambridge
CB22 3GN

347.45 sq m (3,740 sq ft)

- Available to let on a flexible lease
- Fast fibre-broadband available
- 24 Hour Security
- Onsite parking
- Cafe and gymnasium

Location

Copley Hill Business Park is located 3 miles south of Cambridge on the A1307 (Babraham Road), offering excellent access to the A11/M11 major roads. Frequent trains to London Liverpool Street are serviced by Great Shelford Railway Station (approximately 3 miles) and the park is conveniently located for Stansted Airport, 20 miles further south via the M11. There is a bus service passing the entrance to the Park (no. 13 Haverhill to Cambridge). A recently constructed cycleway links the Park to the centre of Cambridge.

There are various shops and excellent public houses in the nearby villages of Babraham, Great Shelford and Stapleford.

Description

The business park offers an established and thriving business location. The park is continuously monitored by CCTV and entry to the site is controlled by an automatic security barrier. There is ample car parking and common recreational areas available for use by the tenants. A visiting local bakery van offers various hot and cold food and beverages. There is also an on site café and gymnasium.

The subject accommodation is currently under refurbishment and comprises a light industrial unit with 3 phase power, roller shutter door, office accommodation, kitchen and wc facilities.

Accommodation

The unit comprises an approximate gross internal area of 347.45 sq m (3,740 sq ft).

Planning

The property has been used for light engineering and warehousing falling under Use Class E of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500.

Uniform Business Rates

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Revenue Services on 01954 713 112.

Service Charge

There is a contribution towards the upkeep of the premises and Estate. Provisions include servicing the facilities, security, water/sewerage, building maintenance and waste disposal of the common areas (if applicable).

VOIP telephone and internet access can be provided by the landlord, if required, at a monthly cost of £75 + VAT.

EPC

The unit has an EPC rating of B.

Terms

The property is available from October 2026 (or earlier by negotiation) by way of a lease for a term of 7 years with a rolling break option any time after the first year on providing 8 months' written notice.

The annual rent is £56,000 + VAT and is inclusive of service charge; a contribution towards the upkeep of the premises and Estate. Provisions include servicing the facilities, security, water/sewerage, building maintenance etc. Telephone and fibre broadband can be provided by the landlord, if required, at £75 + VAT per calendar month.

The incoming tenant will be directly responsible for all other outgoing including electricity, business rates and general internal repairs. A deposit of one quarter of the annual rent is payable.

Legal Costs

There is a standard lease. The incoming tenant will be required to make a contribution of £400 inclusive of VAT towards the landlord's legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith
Tel: 01223 271 970
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CHEFFINS

