

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



Approx. 347.4 sq m (3,740 sq ft)

- Available to let on a flexible lease
- Situated on a popular business park
- Fast fibre optic broadband service available, if required
- Good access to major road network
- Onsite parking
- EV charger points
- Pleasant and well managed business environment

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 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 Park offers an established and thriving business centre. There is ample car parking, EV charger points and common recreational areas available for use by the tenant companies. An onsite café, the Docky Barn, with meeting rooms for hire is available for use by tenant companies and the wider public. There is also an onsite gym operator.

The subject accommodation, currently under refurbishment, comprises a light industrial unit with 3 phase power, roller shutter door, office, kitchenette and cloakroom.

LEASE

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 outgoings including electricity, business rates and general internal repairs.

A deposit of one quarter of the annual rent is payable.

RATEABLE VALUE

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

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.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of B.

VIEWING

Strictly by appointment only with:

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