

INDUSTRIAL / BUSINESS UNIT

TO LET



Unit 4 Rosemary Lane, Cambridge
CB1 3LQ



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Cambridge, CB1 3LQ



Agreement

To Let



Detail

Industrial



Rent

£138,000 pa



Size

1,089 sq m (11,727 sq ft)



Location

Cambridge, CB1 3LQ



Property ID

821.112552

For Viewing & All Other Enquiries Please Contact:



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Property

Industrial / business unit on self contained site suitable for a range of light industrial, R&D and storage uses with integral two storey offices and rear yard. The property benefits from 3 phase power supply, 4.5 metre eaves height, power float concrete floor, electric roller shutter door, kitchen and WCs.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor (warehouse & offices)	985.20	10,605
First floor (offices)	104.25	1,122
Total GIA	1,089.45	11,727

Energy Performance Certificate

Rating: D (83)

Services

We understand that mains water, gas, 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 B1 (Light industrial) and B8 (storage) uses.

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

Rates

Charging Authority: Cambridge
Description: Factory and Premises
Rateable value: £116,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£138,000 per annum exclusive

VAT

We understand that VAT will be charged on the rent.

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located off Coldhams Lane approximately two miles to the east of Cambridge city centre. The A14 (junction 35) is approximately two miles distant via Airport Way and the A1303, offering easy access to the region's main road network.

The property sits within an established and popular commercial area with occupiers including Travis Perkins, Huws Gray, Lexus, and Storage King. In addition, there is a David Lloyd leisure centre, Holiday Inn and Sainsbury's supermarket within close proximity.







