

INDUSTRIAL

TO LET



Units 4 & 5, Fulbourn, Cambridge
CB21 5DA



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Cambridge, CB21 5DA



Agreement

To Let



Detail

Industrial



Rent

Rent on application



Size

574 sq m (6,178 sq ft)
to
3,822 sq m (41,135 sq ft)



Location

Cambridge , CB21 5DA



Property ID

821.1242032

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property comprises two detached industrial units stores available to let together, or separately. The units are situated on a secure estate occupied by a mixture of commercial and agricultural occupiers. The units currently have mezzanine levels which can be retained or removed in part or whole. Unit 4 is insulated and Unit 5 is part insulated. High speed fibre optic broadband is available.

Services

We understand that mains water, 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.

Tenure

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

Accommodation

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

Area	m ²	ft ²
Unit 4:		
Ground floor	574	6,178
Mezzanine	448	4,819
Unit 4 Total	1,022	10,997
Unit 5:		
Ground floor	1,930	20,770
Mezzanine	870	9,368
Unit 5 Total	2,800	30,138
Overall Total	3,822	41,135

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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 situated approximately 5.5 miles south-east of Cambridge city centre. The location benefits from excellent road connections being only 0.25 miles from the A11 providing quick and easy access to the M11 and A14.



