



## For Sale – OFFICE/INDUSTRIAL UNIT

Unit 7  
Glenmore Business Park  
Ely Road  
Waterbeach  
Cambridgeshire  
CB25 9FX

100.33 sq m (1,080 sq ft)

- Office/Industrial Unit for sale
- Modern unit with three phase power supply
- Full first floor mezzanine coverage
- Two allocated parking spaces
- Use Class E
- Situated just off the A10

## 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 – including Screwfix.

## Description

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

Full mezzanine floor  
Toilet & tea point  
Mains water, gas, phone line  
3-phase power

## Accommodation

The property comprises an approximate total gross internal floor area of:

	Sq M	Sq Ft
Ground Floor	49.90	537
Mezzanine	50.43	543
Total	100.33	1,080

## Planning

The property has planning consent for business use falling within 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 2023 with a rateable value of £12,000. A qualifying tenant will therefore benefit from 100% business rate relief. 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 requires a new EPC assessment.

## Terms

The property is available for sale with vacant possession, at a quoting price of £200,000 exclusive of VAT and other outgoings.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Moss

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Email: [will.moss@cheffins.co.uk](mailto:will.moss@cheffins.co.uk)

