

FOUR WORKSHOP/WAREHOUSE UNITS

TO LET



Units 5-8, Cambridge Westpoint, Stirling Way, Papworth, Cambridgeshire
CB23 3GY
811.1240716



UNITS 5-8, CAMBRIDGE WESTPOINT

STIRLING WAY, PAPWORTH, CAMBRIDGESHIRE, CB23 3GY



Agreement

To Let



Detail

Industrial/Warehouse



Rent

£17,849 to £82,000 per annum



Size

127.55 sq m (1,373 sq ft)
to 692.49 sq m
(7,454 sq ft)



Location

Papworth Everard,
CB23 3GY



Property ID

811.1240716

For Viewing & All Other Enquiries Please Contact:



Stephen Power

MRICS MCIQB

Director

T: 01480 415728

M: 07866 165016

E: stephen.power@eddisons.com

Property

A detached terrace of 4 workshop/industrial units with 2 storey offices located at the front of the terrace, with further mezzanine staffroom and stores located at the rear of the terrace. The units are available either as a whole or on an individual basis or a combination of units.

The buildings are a modern terrace of steel portal frame construction built in approximately 2005, benefitting from profile steel clad walls under a pitched profile steel clad roof. The 4 units have an internal eaves height of 6.5m, interconnecting doors and have most recently been let to a single occupier. Externally, there is allocated car parking for approximately 14 spaces with a further 10 unallocated spaces also available. Each of the units benefits from its own roller shutter loading door to the front elevation alongside a separate pedestrian access, whilst internally the units benefits from separately metered 3 phase electricity, mains gas, water and drainage and a WC facility.

Services

We understand that mains electricity (3 phase), water, drainage and gas are available to all the units individually. 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 B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Accommodation

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

Unit	Floor	Sq ft	Sq m	Availability
5	Ground	2,094	194.53	To Let
	Mezz	586	54.44	
6	Ground	1,373	127.55	To Let
7	Ground	1,373	127.55	To Let
8	Ground	1,373	127.55	To Let
	Mezz	655	60.85	
Total GF Area		6,213	577.20	
Total Mezz Area		1,241	115.29	
Total GI Area		7,454	692.49	To Let

Energy Performance Certificate

Rating: Unit 5 - C (61)

Unit 6 - To be confirmed

Unit 7 - C (61)

Unit 8 - C (61)

Rates

Charging Authority: Huntingdonshire District Council

Description: Store and Premises
Rateable values: Unit 5 - £27,000
 Unit 6 & 7 - £31,000
 Unit 8 - £14,500

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 units are available on a leasehold basis by way of a new lease on terms to be agreed direct with the landlord.

Rents

Unit 5 - £29,126

Unit 6 - £17,849

Unit 7 - £17,849

Unit 8 - £19,978

Units 5 to 8 combined - £82,000

Agent Note

The unit is currently fitted out as a cold store and consideration will be given to a new occupier taking on the existing fit-out, subject to negotiation.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Service Charge

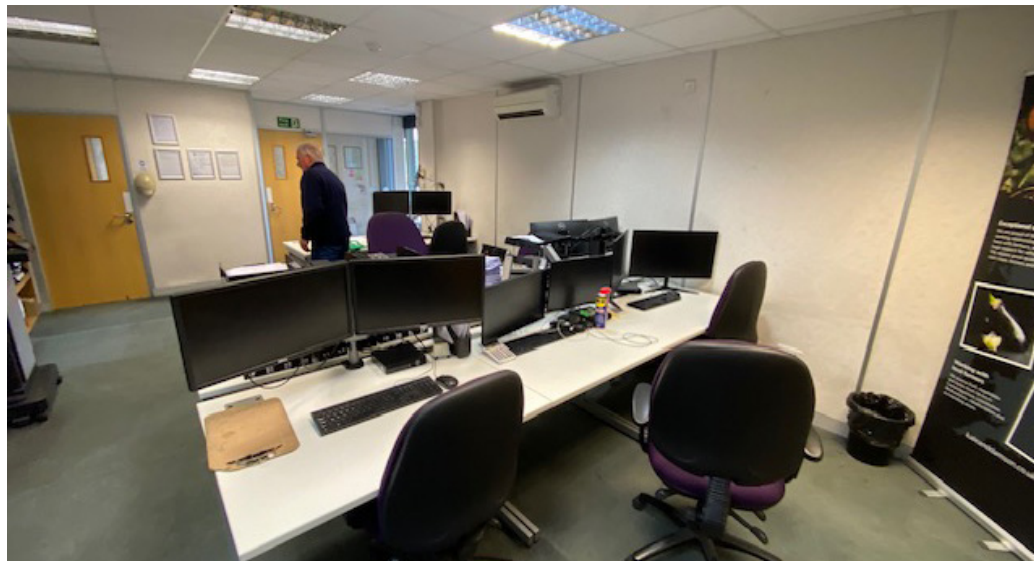
A service charge is levied to cover the upkeep, maintenance and repair of all common parts of the estate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

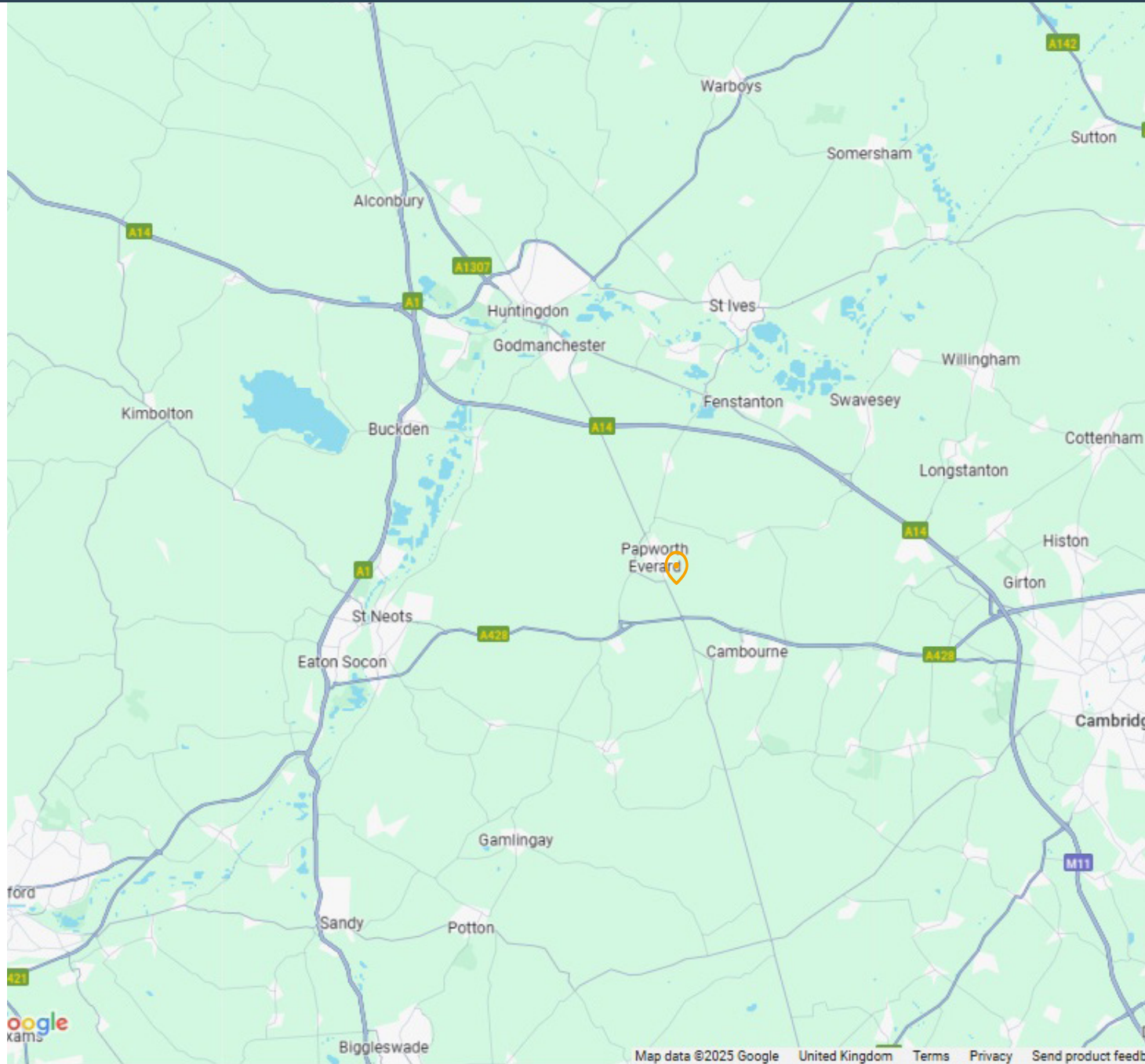


Location

Papworth Everard is a small village with a population of approximately 3,000 and is located 12 miles west of Cambridge on the A497 Huntingdon to Royston Road, approximately 1 mile north of Caxton Gibbet roundabout on the A428 Bedford to Cambridge Road and approximately 3.5 miles south of Junction 23 of the A14 between Brampton Hut and the M11. As such, the town is extremely well located for access to the surrounding centre of Cambridge, Huntingdon, St Neots and Royston.

The A428 upgrade between Caxton Gibbet and the Black Cat Roundabout on the A1 is due to be completed in 2027 which will significantly further improve access to the regional centres of Cambridge, Bedford and Milton Keynes as well as the M1.

Cambridge Westpoint is situated on the Papworth Business Park on the southern edge of the village, close to the junction of the A428. The Park is home to a mixed range of occupiers being both local businesses and larger regional and national companies.





5-8 Cambridge Westpoint, Papworth Business Park, Stirling Way, Papworth Everard, Cambridge, CB23 3GY



created on **edozo**

Plotted Scale - 1:1,250