

WAREHOUSE

TO LET



Chippenham Road, Kennett, Cambridgeshire

CB8 7QJ

1233854



BTG
Eddisons

WAREHOUSE 1, CHIPPENHAM ROAD

KENNETT, CAMBRIDGESHIRE, CB8 7QJ



Agreement

To Let



Detail

WAREHOUSE



Rent

£55,000 pax



Size

923.33sq m (9,939 sq ft) GIA



Location

Newmarket, CB8 7QJ



Property ID

1233854

For Viewing & All Other Enquiries Please Contact:



SIMON BURTON

BSc (Hons)

Director

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01284 715005

07971090654

Or joint agents

CHEFFINS

Luke Davenport

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01223 271974

Property

The property is a detached warehouse building of of steel portal frame construction under a pitched roof. with full height external factory coated, profiled metal cladding. The floor is power floated concrete and there is a 3 phase power supply and LED lighting throughout. The property has two surface level loading doors and two personnel doors and benefits from an eaves height of approximately 6.2m and 7.6m to the roof apex. The site benefits from shared WC facilities, on site car parking and flexible yard space (by negotiation.)

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
Total GIA	923.33	9,939

Energy Performance Certificate

Rating: B (40)

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.

Town & Country Planning

The property has historically been used for the storage and maintenance of go-karts.

Interested parties are advised to make their own investigations as to the suitability of their intended use of the property.

Please contact the agents for further details.

Rates

The property will need to be re-assessed for business rates as it currently forms part of the wider assessment of the site.

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

£55,000 per annum exclusive of VAT and all other outgoings.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the site.

VAT

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

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

The property is situated adjacent to the Red Lodge bypass on the A11, and has excellent connectivity via the A11 to J38 of A14. The site lies approximately 4.5 miles from Newmarket, 13 miles from Bury St Edmunds and 18 miles from Cambridge by road. Kennett railway station is situated approximately 1.5 miles from the subject property.





