



TO LET: WAREHOUSE PREMISES

Road Barn
Randswood Farm Industrial Estate
The Common
West Wrating
Cambridgeshire
CB21 5LR

351.59 sq m (3,783 sq ft)

- Business/storage unit
- Situated on established industrial estate
- Easy access to A11 & A1307
- Economical rent
- Available now

Location

West Wrattling village is located approximately 13 miles south east of Cambridge and 6 miles north west of Haverhill. The A11 dual carriageway and A1307 are both approximately 4 miles distant.

Randswood Farm Industrial Estate is located on the south-east side of the village on The Common.

Description

The property comprises a detached and self-contained unit. The property was formerly used for warehouse storage purposes. The construction is steel frame above a concrete floor. The roof is pitched and clad with corrugated panelling. The minimum eaves height is approximately 4.9m.

Accommodation

The unit has an approximate gross internal floor area of 351.49 sq m (3,783 sq ft)

Planning

We understand that the property is suitable for industrial uses.

All Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Planning Department in order to verify their proposed use.

Uniform Business Rates

The property requires a business rates assessment.

A qualifying occupier should benefit from 100% small business rates relief. All Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Business Rates Department in order to verify their rates liability.

EPC

The property requires an EPC prior to the granting of a new tenancy.

Terms

The property is available on terms to be agreed at a rent of £19,000 per annum, exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

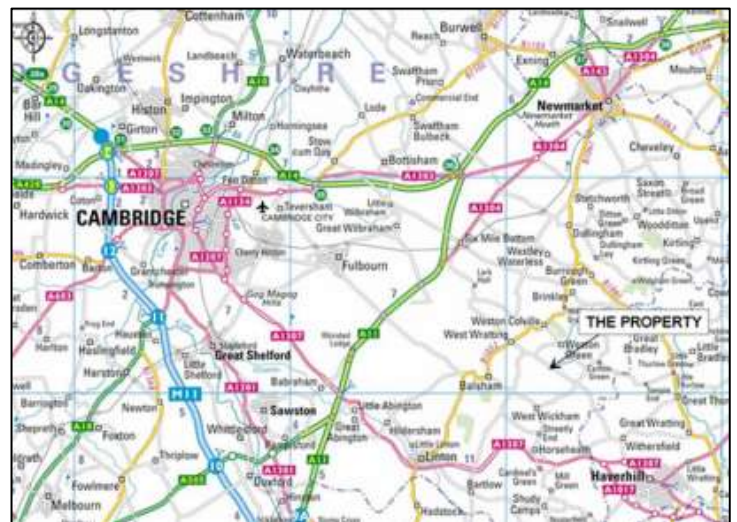
Viewing and Further Information

Strictly through the sole agent, Cheffins.

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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.