



TO LET: INDUSTRIAL UNIT

245.6 sq m (2,644 sq ft)

Main Store 5
Copley Hill Business Park
Babraham
Cambridge
CB22 3GN

- Available on a flexible direct lease from 01/04/2021
- Pleasant and well managed business environment
- Good access to major road network
- Fibre optic internet available on site
- On site café, conference rooms and gymnasium

Location

Copley Hill Business Park is located three miles south of Cambridge on the A1307 (Babraham Road), offering excellent access to the A11/M11 major roads. Frequent trains to London Liverpool Street are serviced by Great Shelford Railway Station (approximately three miles) and the park is conveniently located for Stansted Airport, 20 miles further south via the M11. There is a bus service passing the entrance to the Park (no. 13 Haverhill to Cambridge). A recently constructed cycleway links the Park to the centre of Cambridge.

There are various shops and excellent public houses in the nearby villages of Babraham, Great Shelford and Stapleford.

The park is continuously monitored by CCTV and entry to the site is controlled by an automatic security barrier. There is ample car parking and common recreational areas available for use by the tenants. The business park offers an established and thriving business location.

An onsite café with bookable meeting rooms is also available for use by tenants. There is also a gym and physiotherapy operator on site.

Description

Main Store 5 comprises a predominantly open plan fully insulated light industrial unit. The property benefits from three phase power supply, power floated concrete floor and an 'up and over' roller shutter door.

100 Mb - fibre optic broadband / VoIP, is available if required at a cost of £75 plus VAT, per calendar month.

Accommodation

The property comprises the following approximate gross internal floor areas:

Ground Floor:	139.7 sq m	1,504 sq ft
First Floor Offices:	53.5 sq m	576 sq ft
Mezzanine Storage:	44.6 sq m	480 sq ft
Total:	245.6 sq m	2,644 sq ft

Service Charge

The rent is inclusive of service charge. The service charge is a contribution towards maintenance of the premises and upkeep of the estate. Provisions include security and water/sewerage.

The incoming tenant will be directly responsible for all other outgoings including electricity, telephone/internet services, business rates and internal repairs.

Uniform Business Rates

From information taken from the Valuation Office website, we understand the premises are entered into the 2017 Online Rating List with a rateable value of £5,663. The rates payable for 2019/2020 are therefore approximately £2,780. Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Revenue Services on 01954 713 112.

*A qualifying occupier will benefit from 100% rate relief at this property.

EPC

The property has an EPC rating of E - 106.

Terms

The property is available from 1st April 2021.

Mainstore 5 is available by way of a new direct lease for a term of 7 years with a rolling break option any time after the first anniversary of the term, subject to either party providing a minimum of 8 months prior written notice.

The rent is £26,680 per annum, exclusive of VAT. The rent is inclusive of service charge.

Legal Costs

The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs, up to £250 plus VAT.

Viewing and Further Information

Strictly through the sole joint agent, Cheffins.

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CHEFFINS

