



**UNIT N DALES MANOR BUSINESS PARK  
SAWSTON, CAMBRIDGE, CB22 3TJ**

**TO LET | LIGHT INDUSTRIAL UNIT: 16,511 SQ FT (1,534.06 SQ M)**



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## LOCATION

The village of Sawston is located approximately seven miles south of Cambridge and is within two miles of both the A11 dual carriageway and the M11 Junction 10. There are railway stations at Whittlesford Parkway and Great Shelford, both providing links to London. Stansted Airport is 23 miles to the south via the M11. Sawston is a large village with a wide range of services and facilities.

The property is located within Dales Manor Business Park, an established and popular office, production and distribution park, accessed via Babraham Road. The park is home to many commercial occupiers including: Morgan Sindall, Frontier Silicon, AJW, Central Tyre, Proctors Removals, Breedon & Pulpex.



## SUMMARY

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### Description

The property is a 1980s industrial warehouse unit and comprises a steel portal frame with a mixture of half height brick/blockwork and profile sheet metal clad elevations.

### Specification includes:

- 6.24m eaves height
- Disabled WCs and showers
- Two surface level loading doors
- Translucent roof panels
- First floor offices
- Clean room and ancillary areas on ground floor
- Secure yard and parking

### Terms

Available by way of a new direct lease with the landlord.

Quoting rent available on application.

### Additional information

#### Business Rates

The Rateable Value for the property is £114,000. This will need to be reassessed following removal of a mezzanine floor. For business rates information, applicants should enquire directly with South Cambridgeshire District Council. For the year commencing 1 April 2023, rates payable are normally charged at 51.2p in the pound.

#### Services

Mains drainage, water, gas and electricity are believed to be available to the Property. Interested parties are however advised to make their own enquiries to the relevant service providers.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request.

## ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq ft	Sq m
Ground floor warehouse & ancillary	15,298	1,421.18
First floor offices	1,213	112.69
<b>Total</b>	<b>16,511</b>	<b>1,533.87</b>



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## GALLERY

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## Enquiries

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