CHEFFINS



TO LET: OPEN/COVERED STORAGE YARD

Copley Hill Business Park
Babraham Road
Cambridge
CB22 3GN

0.33 - 4 Acres

- Level and surfaced open or covered storage compounds
- Services available to compounds
- WC facilities available on site
- Excellent access to major road network
- Flexible lease terms

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 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, EV charging points 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.

EPC

Not applicable.

Description

The property comprises a mixture of surfaced open or covered storage compounds available from 0.33 – 4 acres.

Services are available to the compounds and WC facilities are available on-site.

Terms

The accommodation is available by way of a new lease for a term of 7 years with a rolling break option any time on providing 6 months' notice.

Legal Costs

There is a standard lease. The incoming tenant will be required to make a £350 + VAT contribution towards legal fees.

Viewing and Further Information

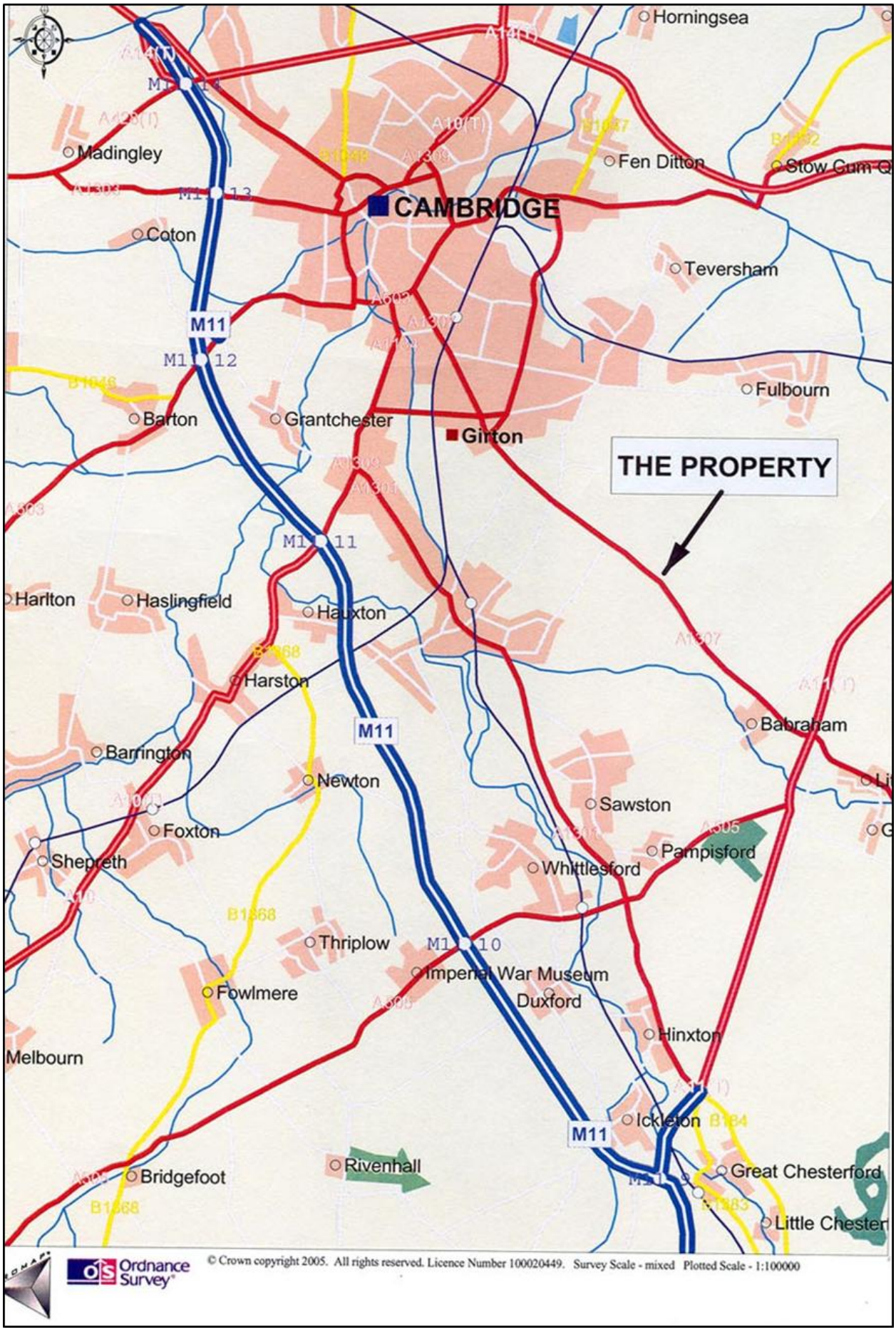
Strictly through joint agents Cheffins.

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piers.martin@cheffins.co.uk

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.leasingbusinesspremises.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.






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