

Unit 49 Viking Way, Bar Hill, Cambridge, CB23 8EL

To Let: Industrial/warehouse unit / 12,671 sq ft (1,177 sq m)



To Let

Summary

Description

The property has recently been fully refurbished to include resprayed cladding and roof and provides a good quality warehouse unit with ground floor kitchenette and W/C facilities and first floor offices. It was previously extended with the addition of a new loading bay to the western elevation.

Terms

The property is available on a new FR&I lease on terms to be agreed. Quoting rent is available on application.

Additional Information

Business Rates

The Rateable Value for the property is £91,000. For business rates information, applicants should enquire directly with South Cambridgeshire Council. For the year commencing 1 April 2026, rates payable are normally charged at 48.0p 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

The property has a current EPC rating of B 32. Certificate available upon request.

Postcode

CB23 8EL

Specification Includes

- Concrete portal frame construction, with part brick/block elevations & steel profile cladding above and to the roof;
- First floor offices with comfort cooling;
- Ground floor ancillary, including kitchenette & WCs;
- 5.5 m eaves height to main warehouse, rising to 6.6m in the more modern loading bay;
- 4 surface-level loading doors;
- High level LED lighting throughout;
- Translucent roof panels;
- Yard and parking to the front.



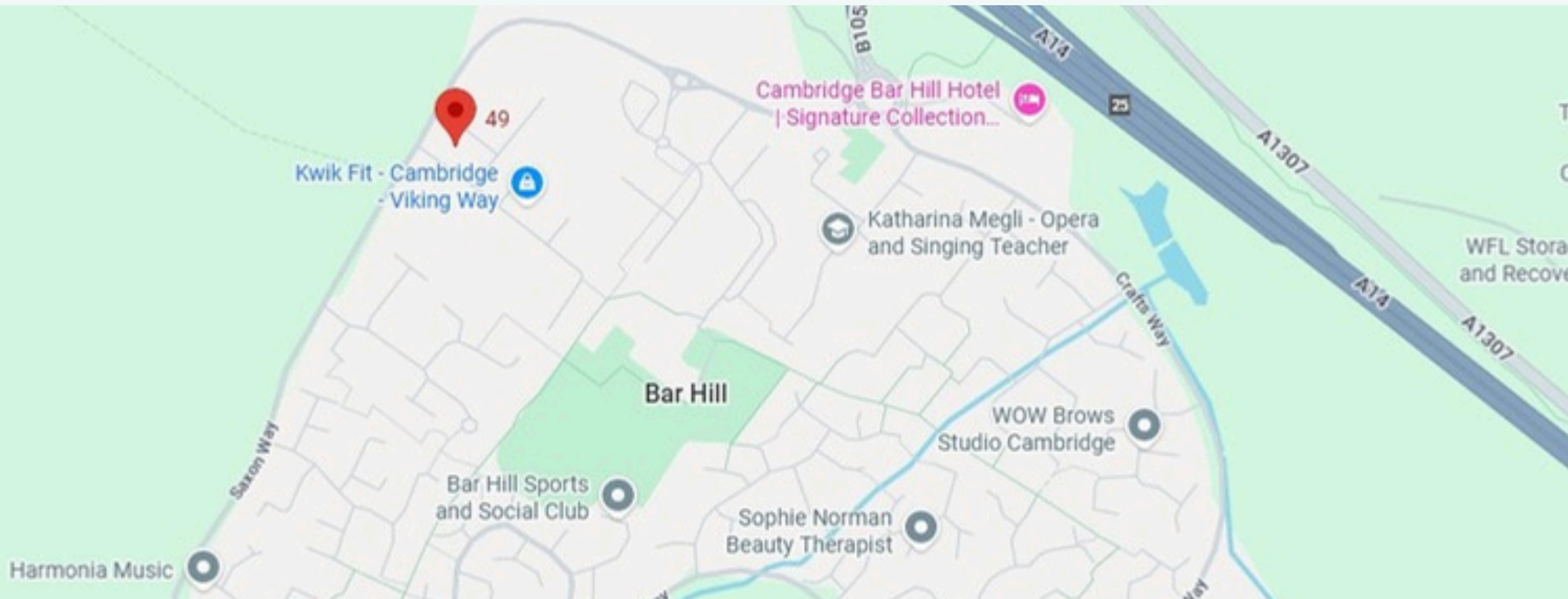
Location

Ideal for manufacturing, logistics and trade counter opportunities and adjacent to the A14/M11 Junction, Viking Way, Bar Hill benefits from excellent and easy access to road, motorway and public transport networks.

Following a recent £1.5 billion investment to upgrade the A14, occupiers can now benefit from excellent road connections, saving time and money when moving goods to major cities across the Midlands and South East.

The A1 motorway and Stansted Airport each lie within a 60-minute HGV drive time, whilst the A14 also offers easy access to Felixstowe and DP World London Gateway seaports, which can be reached in less than a 120-minute HGV drive time.

Bar Hill benefits from a significant local workforce and nearby amenities including; Costa Coffee and Tesco Extra. Nearby occupiers include: Domino Printing, Tesla, Adder Technologies and the British Antarctic Survey.



Accommodation

Description	Sq Ft	Sq m
Ground floor warehouse & ancillary	12,180	1,132
First floor offices	491	46
Total	12,671	1,177



Gallery



Gallery



August 2026



*Get in touch with
our experts*



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