



TO LET: WAREHOUSE PREMISES

Chippenham Road
Kennett
Cambridgeshire
CB8 7QJ

923.33 sq m (9,939 sq ft)

- Available on a new direct lease
- Open storage opportunities also available on site
- Situated in close proximity to the A11
- Less than 1.5 miles by road to J.38 of the A14
- Four access doors
- EPC Rating of B

Location

The property is situated adjacent to the Red Lodge bypass on the A11, less than 1.5 miles from Junction 38 of the A14. Both Bury St Edmunds and Cambridge are approximately 15 minutes away from the subject property, by road. Kennett railway station is situated approximately 1.5 miles from the subject property.

Neighbouring occupiers include D Haird & Co aggregates and Wildtracks Activity Centre.

Description

The property comprises a warehouse premises of steel portal frame construction under a pitched roof. The floor is power floated and there is LED lighting throughout. There are four access doors to the subject property. An occupier will benefit from shared facilities including vehicle parking and WCs. There is ancillary open storage space available on the former kart track and paddock area.

Accommodation

The approximate gross internal area of the unit comprises 9,939 sq ft (923.33 sq m).

Planning

The premises has historically been used for storage and maintenance of go karts. Please contact the agent for further information as to the permitted use within the lease.

Uniform Business Rates

The rateable value requires reassessment as the subject property currently forms part of a larger ratings assessment for the whole estate. Please contact the agent for further information.

Service Charge

At present there is no service charge in place, however, the landlord will reserve the right to implement a service charge at a future date.

EPC

The property has an EPC Rating of B.

Terms

Available on a new direct lease at a quoting rent of £55,000 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 joint agents:

Cheffins

Alexander Smith or Will Brown

Tel: 01223 271 970

Email: alexander.smith@cheffins.co.uk
will.brown@cheffins.co.uk

Eddisons

Simon Burton

Tel: 01284 715 005

Email: simon.burton@eddisons.com



For identification purposes only

