

To be refurbished



Unit 2B Gateway Cambridge, Bar Hill, Cambridge, CB23 8BH

Industrial/warehouse unit | 20,334 sq ft (1,889.09 sq m)



To Let

Summary

Description

Constructed in 2022, the property offers a best-in-class, modern industrial/warehouse unit. Gateway Cambridge is a Carbon Net Zero development with grade-A market-leading specifications, including an EPC A+ rating, built to stand the test of time. The unit will benefit from a light refurbishment.

Terms

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

Additional Information

Business Rates

The Rateable Value for the property is £238,000. 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 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 EPC rating is A+

Postcode

CB23 8BH

Specification Includes:

- Semi-detached unit
- Fenced and secure 20m deep yard
- 10m clear height to warehouse
- Translucent roof panels
- 2 x surface level loading doors
- First floor offices with raised floors and air conditioning
- LED Lighting throughout
- EV charging points
- 50% Photovoltaic roof coverage
- BREEAM 'Excellent' and EPC A+
- 19 car parking spaces



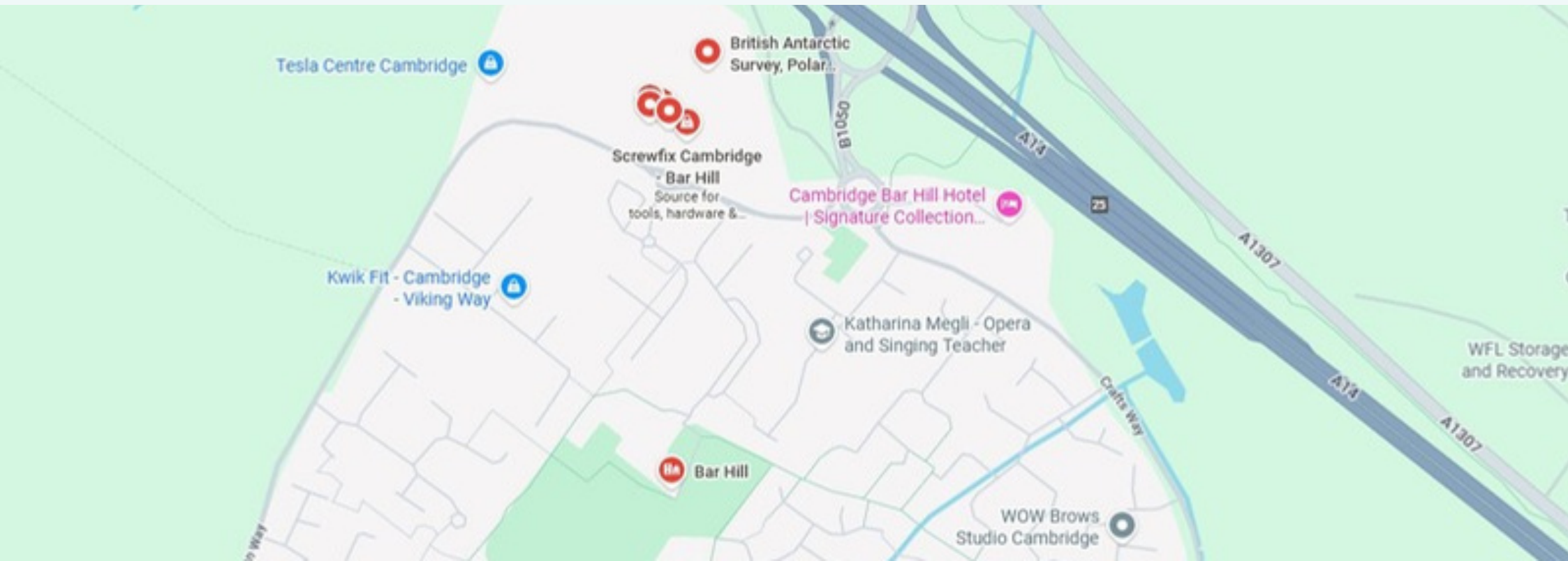
Location

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.

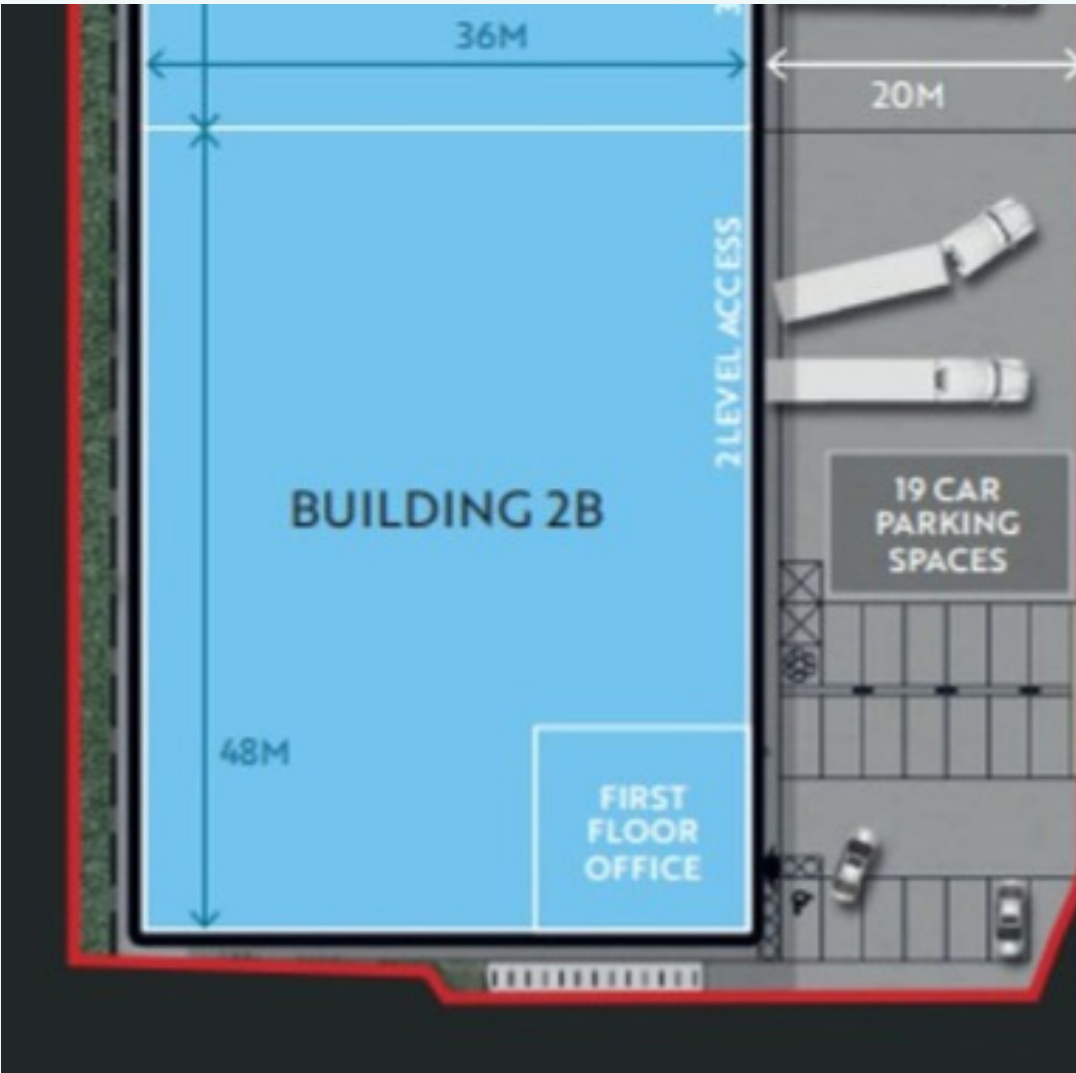
The A1 motorway and Stansted Airport each lie within a 60-minute HGV drive time, whilst the A14 also offers easy access to Felixstowe and DP World London Gateway seaports, which can be reached in less than a 120-minute HGV drive time.

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, the British Antarctic Survey.



Accommodation

Description	Sq Ft	Sq m
Ground Floor	18,697	1,737
First Floor Office	1,636	152
Total	20,334	1,889



Gallery



August 2026



*Get in touch with
our experts*



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