



BUILD-TO-SUIT OPPORTUNITY

0.51 Acre Development Plot
Cambridge Road
Milton
Cambridge
CB24 6AZ

W3W: ///tools.vocal.return

0.21 Hectares (0.51 Acres)

- Leasehold pre-let opportunity
- Consideration may be given to a turnkey freehold sale
- Potential for industrial, office or mid-tech development, subject to planning
- Situated in close proximity to J.33 of the A14

Location

The property is situated in the industrial area of Milton, north of Cambridge city. Latest census data records 4,400 people living in the village. The village is well served in terms of amenity with a Tesco supermarket, four public houses, a primary school and the College of West Anglia site.

St Johns Innovation Park and Cambridge Science Park are situated nearby the subject property, on the opposite side of the A14 dual carriageway. There is also cycle and pedestrian access over the A14 via the Jane Coston Cycle Bridge.

Arguably the most advantageous aspect of the subject property is its proximity to the major road network. The property is situated less than 500m by road from Junction 33 of the A14.

Description

The property comprises approximately half an acre of yard space which benefits from mains power, water and drainage supplies. The property is currently used as a ready-mix concrete batching plant.

Planning

The property benefits from planning consent obtained in 2009 for the use specifically as a 'concrete batching plant'. Prior to this, the property has been used for vehicle storage. The property is considered to be potentially suitable for uses complying with Use Class E (g)(i-iii) and Use Class B2 (General Industrial) or B8 (Storage and Distribution), subject to obtaining planning consent.

Terms

Build to suit opportunities available on a pre-let basis. Consideration may also be given to a design and build freehold opportunity.

Legal Costs

Each party to bear their own legal and professional fees.

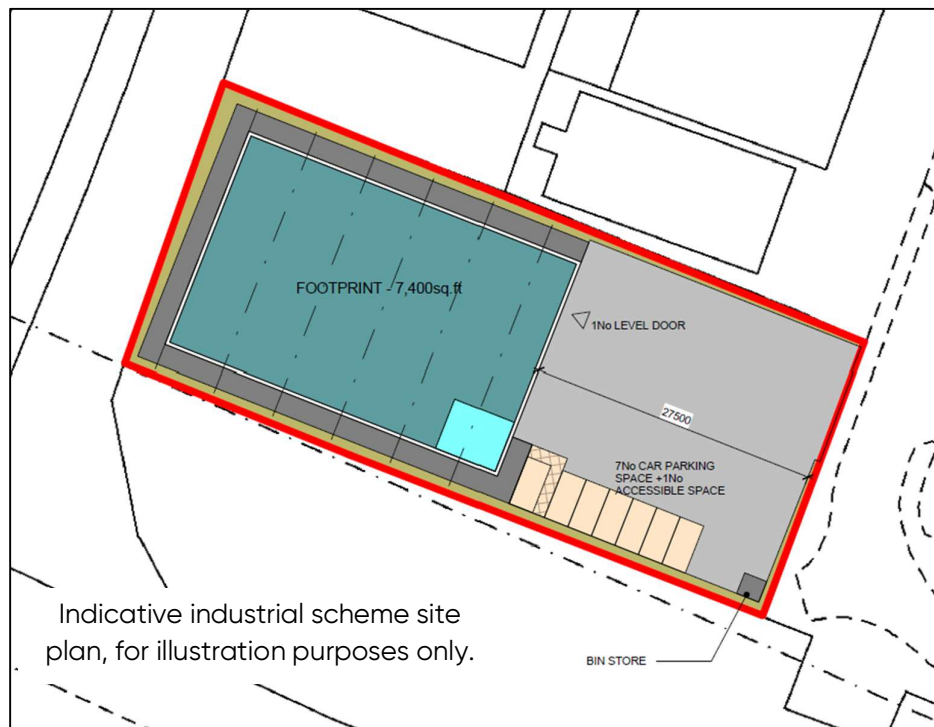
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

Tel: 01223 271 974

Email: luke.davenport@cheffins.co.uk



Indicative industrial scheme site plan, for illustration purposes only.

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.leasebusinesspremises.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.



For identification purposes only

The Property

