

TO LET



Unit 9A Coldhams Business Park, Cambridge, CB1 3LH

*Advanced Manufacturing / Distribution unit*

*34,388 sq ft (3,195 sq m)*



To be fully refurbished

# Summary

## Description

Unit 9A is a modern, high-specification advanced manufacturing and distribution warehouse facility situated at the end of a terrace of three warehouse units. It is of traditional steel portal frame construction with profile metal clad elevations.

## Terms

Available by way of a direct lease with the landlord. Quoting rent available on application.

## Additional Information

### Business Rates

Interested parties are encouraged to enquire directly with the local authority, Cambridge City Council:  
[www.cambridge.gov.uk](http://www.cambridge.gov.uk)

### Services

Mains drainage, water 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.

### Postcode

CB1 3LH

### 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

EPC Rating - C71.  
Certificate available upon request.

## Specification Includes

- Semi-detached unit
- Two-storey offices to front elevation
- 7.7m clear height to warehouse
- 1 x dock level door
- 1 x level access door
- Impressive double height reception area
- 65 car parking spaces
- Existing power supply of 200 kVA, with scope to upgrade

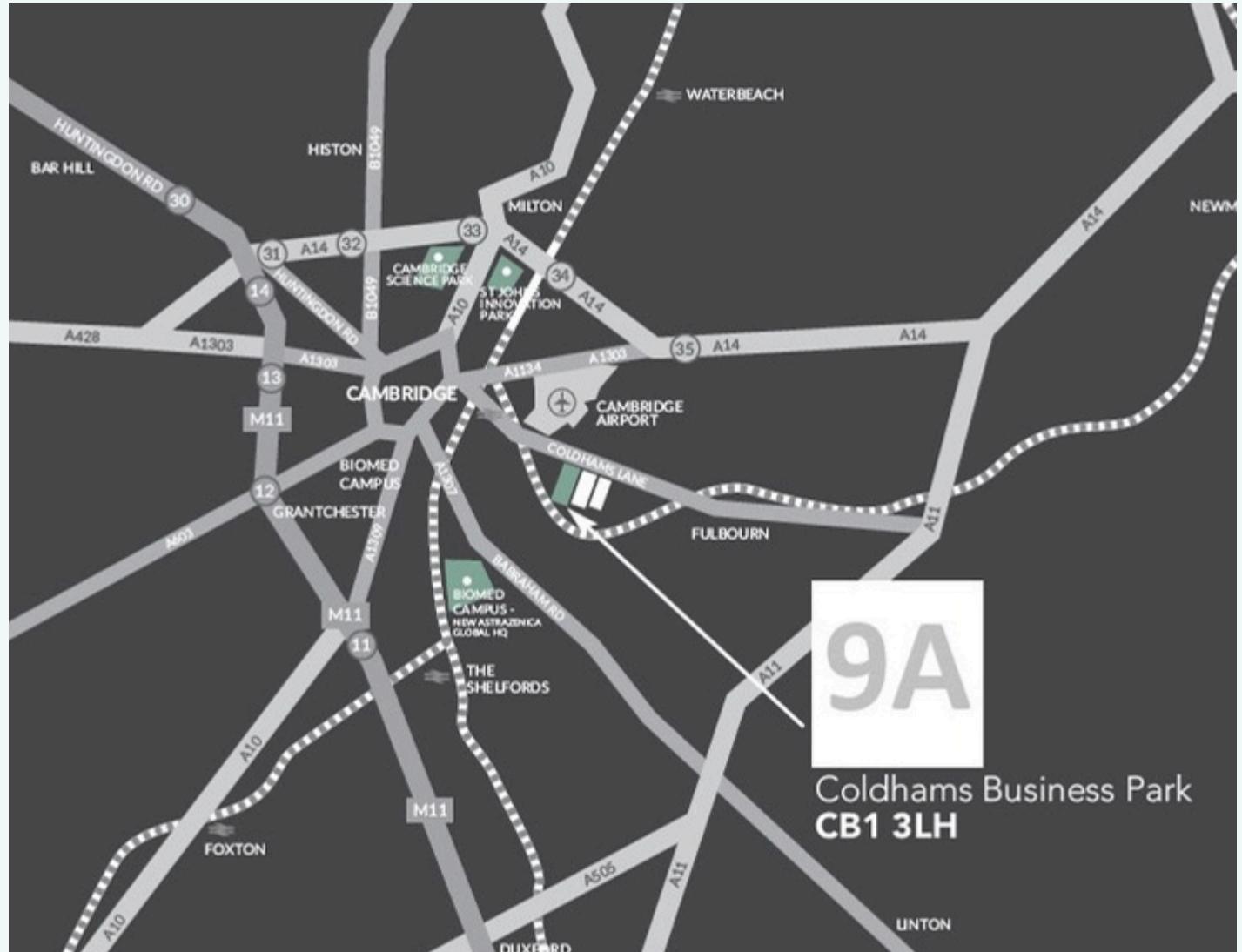


# Location

**Coldhams Business Park is strategically located in the heart of Cambridge City adjacent to Cambridge Airport.**

It is highly accessible for distribution and production businesses, being located at the interchange of the A14, A11 and M11, approximately 20 miles north of Stansted, 50 miles north of London and 54 miles west of Felixstowe. Unit 9A is well-served by local bus routes, as well as by rail (Cambridge mainline station 2.5 miles) with a direct line service to Kings Cross (53 mins) and Stansted Airport (30 mins). The Unit is also easily accessible by bicycle.

Coldhams Business Park benefits from a number of amenities on-site including: an 80 bedroom Holiday Inn Express Hotel and David Lloyd Gym and tennis club. In addition, a Sainsbury's superstore and petrol station are located approximately 1/2 mile from the property. Adjacent business's include: Booker Cash & Carry, Huws Gray, Travis Perkins, AGFA, BSS and Toyota and Lexus.



# Accommodation

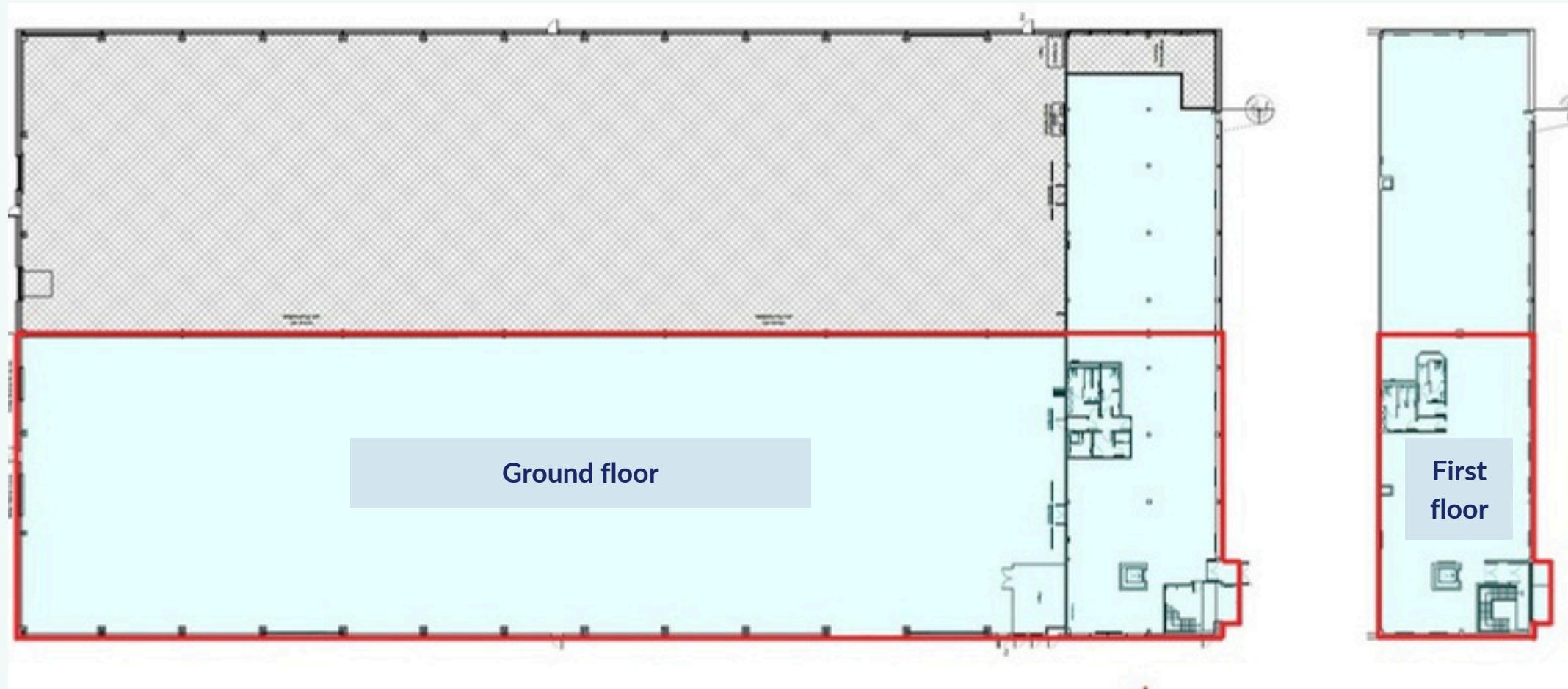
## Unit 9A

Description	Sq Ft	Sq m
Ground floor Warehouse	26,854	2,495
Ground floor offices & ancillary	3,767	350
First floor offices	3,767	350
<b>Total</b>	<b>34,388</b>	<b>3,195</b>



All measurements are made on a Gross Internal Area (GIA) basis.

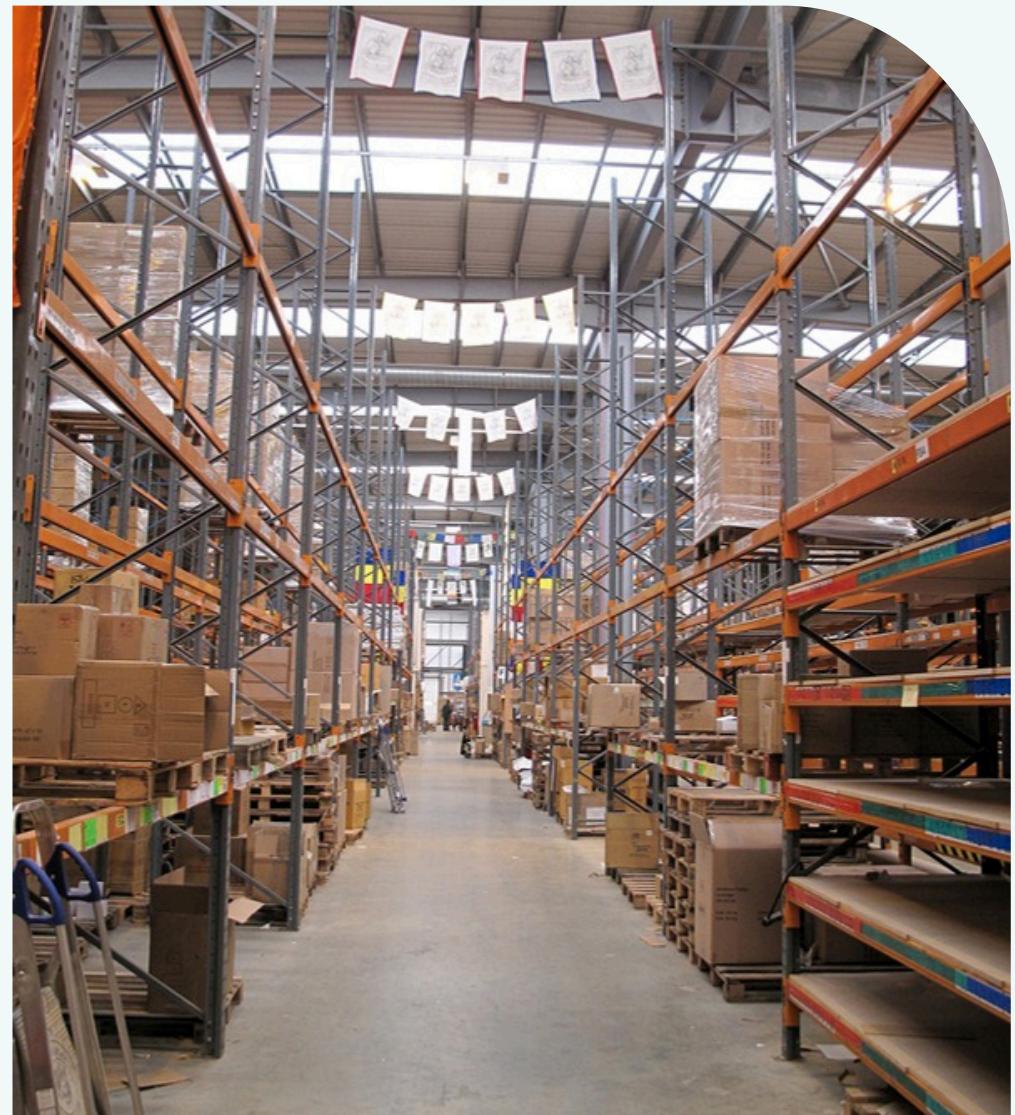
# Floor Plans



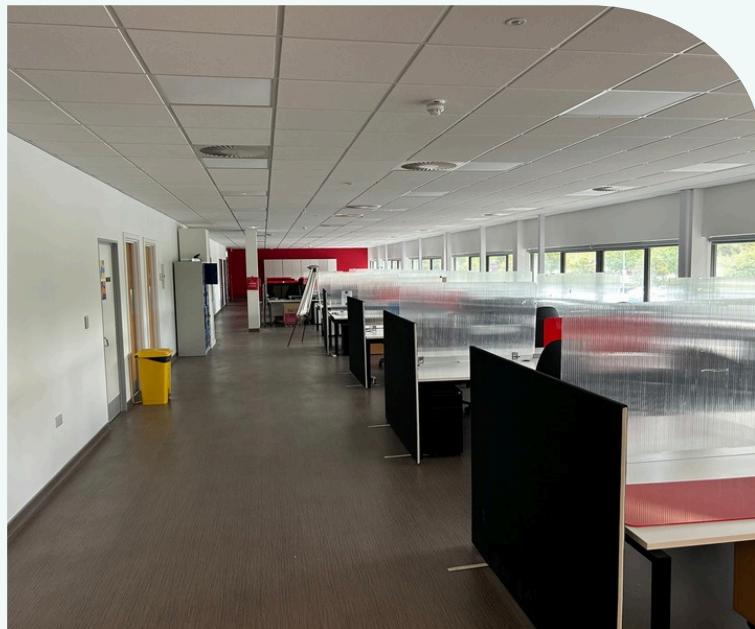
Ground floor

First floor

# Gallery



# Gallery



## *Get in touch with our experts*



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