



TO LET: WAREHOUSE PREMISES

Chippenham Road
Kennett
Cambridgeshire
CB8 7QJ

923.33 sq m (9,939 sq ft)

- Available on a new direct lease
- 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, WCs and yard space.

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
Luke Davenport
Tel: 01223 271 974
Email: luke.davenport@cheffins.co.uk

Eddisons
Simon Burton
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Email: simon.burton@eddisons.com



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 of 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

