

Rare Development
Opportunity (Stpp) For Sale

Circa. 30,000 sq ft

MILL LANE
WHITTLESFORD

CAMBRIDGE / CB22 4XL



A rare development opportunity located south of Cambridge in a highly desirable village location of Whittlesford.

MILL LANE
WHITTLESFORD





LOCATION

The site is located south of Cambridge in a highly desirable village location of Whittlesford. The site is approximately 7 miles south of Cambridge. Whittlesford Parkway Station is within a mile of the property and benefits from an excellent rail line which services trains to Cambridge and Liverpool Street in central London.

The village offers a range of public houses, a village shop, and a post office. Sawston and Great Shelford which are within close proximity provide a number of bars and restaurants.

William Westley Church of England Primary School is located adjacent to the site.

CONNECTIONS

 WHITTLESFORD PARKWAY STATION
1 MILE / 3 MINS

CAMBRIDGE CITY CENTRE
7.2 MILES / 20 MINS

 M11 JUNCTION 10
2.3 MILES / 5 MINS

 LIVERPOOL ST. STATION
64 MINS
(from Whittlesford Parkway)

 CAMBRIDGE STATION
10 MILES / 22 MINS

CENTRAL LONDON
55 MILES / 80 MINS



DESCRIPTION

The site provides approximately 0.599 hectares (1.48 acres) and comprises 5 interconnected warehouses / industrial units with a single-story office building at the site's entrance.

Granta Processors are occupying the site and operate as a processing plant for grains, seeds, and pulses. The company has decided to relocate the HQ to a larger site to allow the business to grow.





SITE SPECIFICATION



Circa. 30,000 sq ft Warehouse Building
(Subject to final measurement survey)



Development Potential (STPP)



Large Yard



Site approximately 0.599 hectares (1.48 acres)
(Subject to confirmation)



Direct access to London Liverpool Street from
Whittlesford Parkway Station which is under
a mile from the site



Superb travel links with M11 nearby



ACCOMMODATION

Unit	Sq Ft GIA	Sq M GIA
Warehouse Mezzanine	2,071	192.4
Warehouse Ground Level	25,868	2,403.2
Office Ground Level	2,248	208.8
TOTAL	30,187	2,804.4

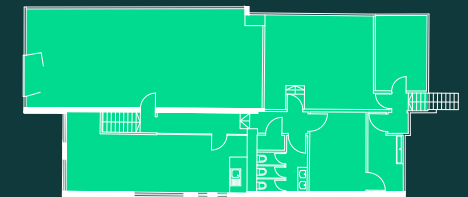
Warehouse - Ground Level
25,868 Sq Ft GIA (2,403.2 Sq M GIA)



Office - Ground Level
2,248 Sq Ft GIA (208.8 Sq M GIA)



Warehouse - Mezzanine
2,071 Sq Ft GIA (192.4 Sq M GIA)



Plans not to scale, for indicative purposes only.

VAT

TBC.

PRICE

Offers in excess of £2.85m are being invited, subject to contract, for the benefit of the Freehold interest.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

CONTACT

For further information or to arrange a viewing, please contact the sole agent.

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TENURE

The freehold interest in the site is being offered subject to a leaseback for up to 18 months. Terms of the

proposed leaseback are to be agreed. The occupier has secured new premises and a relocation to this new facility will take place within the next 18 months.

NH NOBLE
HARRIS

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