

# MILL LANE WHITTLESFORD CAMBRIDGE CB22 4XL

## RARE DEVELOPMENT OPPORTUNITY ( STPP ) FOR SALE



### **LOCATION**

The site is located south of Cambridge in a highly desirable village location of Whittlesford. The site is approximately 10 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. Swanston and Great Shelford which is within close proximity provides a number of bars and restaurants.

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

### **DESCRIPTION**

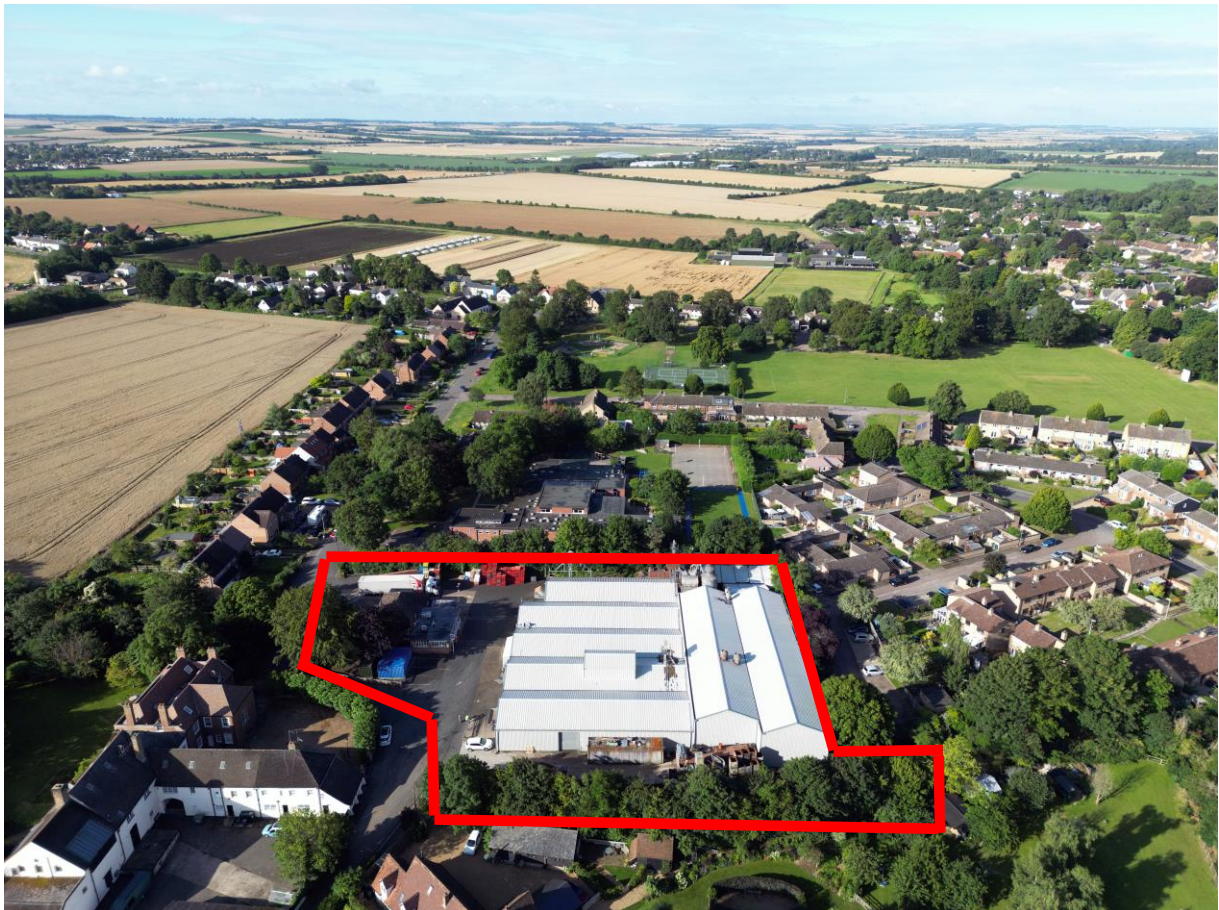
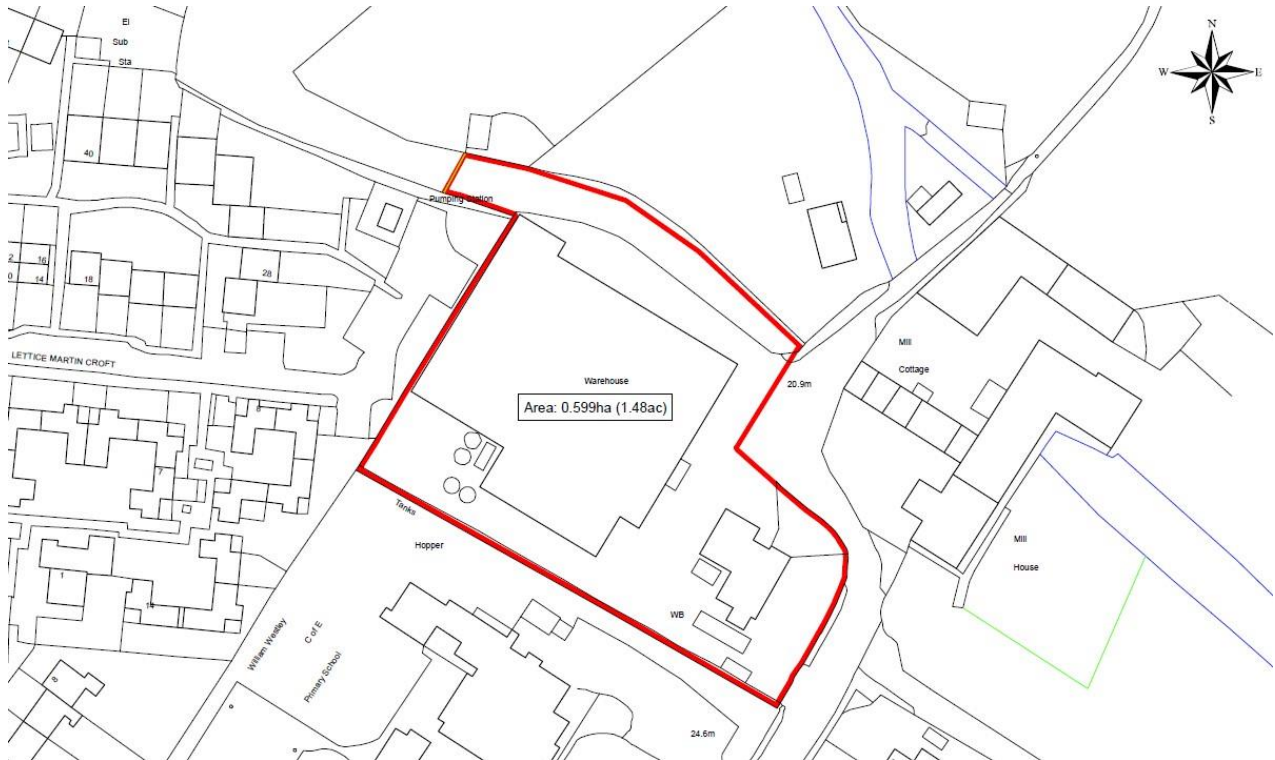
The site provides approximately 0.599 hectares (1.48 acres) and comprises 5 interconnected warehouses / industrial units with a single-story office building at the site's entrance.

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.



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## SITE PLAN





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## SITE SPECIFICATION

- Circa. 28,000 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

## VAT

TBC

## PRICE

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

## 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.

## LEGAL COSTS

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

Viewings by arrangement through sole agents, Noble Harris: -

### Noble Harris:

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