

01223 467155

eddisons.com

COMMERCIAL UNIT - TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 3 ROSEMARY LANE, CAMBRIDGE, CB1 3LQ

Rent: £125,000 per annum

- Prominent industrial/business unit
- Light industrial, R&D, storage uses
- Rear yard with parking
- Available end of March 2022

**Size: 1,089 sq m
(11,727 sq ft)**

LOCATION

The property is prominently located on Coldhams Lane approximately two miles to the east of Cambridge city centre. The A14 (junction 35) is approximately two miles distant via Airport Way and the A1303, offering easy access to the region's main road network.

The property sits within an established and popular commercial area with occupiers including Ridgeons, Inca Digital and Storage King. In addition there is a David Lloyd leisure centre, Holiday Inn and Sainsbury's supermarket within close proximity.

DESCRIPTION

Industrial/business unit suitable for a range of light industrial, R&D and storage uses with integral two storey offices and rear yard. The property has recently been refurbished and benefits from 3 phase power supply, 4.5 metre eaves, power float concrete floor, electric roller shutter door, kitchen and WCs.

SERVICES

Mains drainage, gas, electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground floor

Warehouse & offices: 985.20 sq m (10,605 sq ft)

First floor

Offices: 104.25 sq m (1,122 sq ft)

Total GIA: 1,089.45 sq m (11,727 sq ft)

All measurements are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £77,500.

For the year commencing 1 April 2021 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

£125,000 per annum exclusive.

VAT

We understand that VAT will be charged on the rent.

EPC

The property has an EPC rating of D (83). A copy of the EPC is available on request.

PLANNING

The property benefits from B1 (business) and B8 (storage & distribution) planning consent.

LEASE TERMS

The property is available from the end of March 2022 by way of a new full repairing and insuring lease for a term by negotiation.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Contact: Ben Green
Tel: 01223 467155
Ben.green@eddisons.com

Ref: 112552 211007

For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating **Barker Storey Matthews**

Unit 3, Rosemary Lane, Cambridge, CB1 3LQ

(approximate property boundaries only)



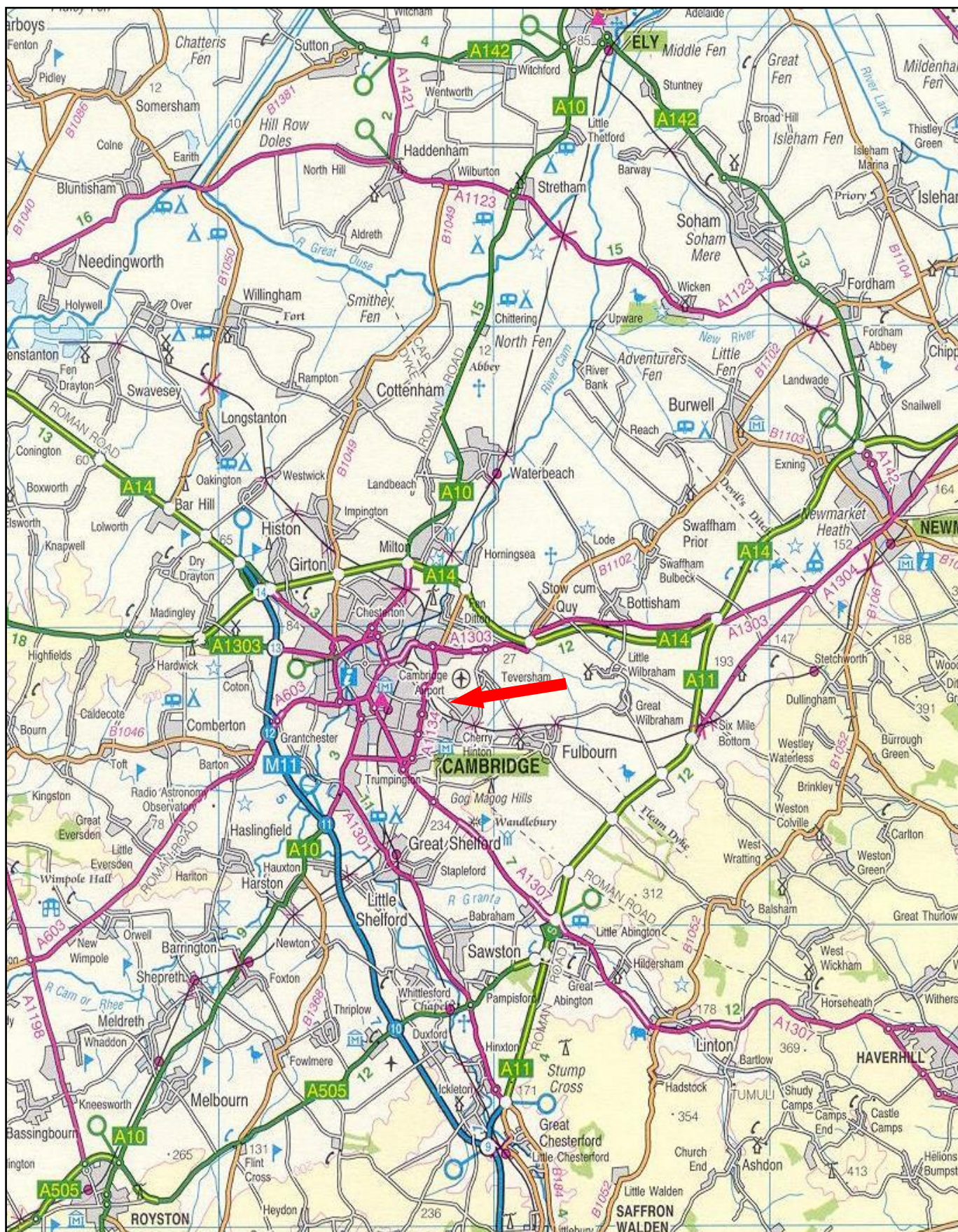
For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews