

01223 467155

eddisons.com

INDUSTRIAL - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 1 FEN HOUSE, FEN ROAD,
CAMBRIDGE, CB4 1UN**

Rent: £55,000 per annum

Size: 8,234 sq ft (765 sq m)

- Good loading and parking
- 2 miles north-east of Cambridge City Centre
- Photovoltaic panels on the roof offering energy savings
- First floor suitable for offices / workshop / labs

LOCATION

The property is located approximately 2 miles north-east of Cambridge City Centre and 0.5 miles east of Cambridge North Railway Station. The location provides easy access to the A14 trunk road (junction 33), approximately 2 miles to the north.



Ground Floor Warehouse

DESCRIPTION

A modern industrial unit providing a mixture of full-height and low-height storage accommodation on the ground floor with large first floor suitable for offices, workshop or laboratory use. The first floor benefits from a goods lift, data network cabling and anti-static floor covering. The property benefits from photovoltaic panels on the roof offering energy savings. Outside, the property has a concrete surfaced loading area with a good amount of parking. Additional offices of 7,839 sq ft (728.29 sq m) are available within the adjacent building.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

Ground floor	5,240 sq ft	(487 sq m)
First floor	2,994 sq ft	(278 sq m)
Total	8,234 sq ft	(765 sq m)

Additional offices/labs/workshops totaling 7,839 sq ft (728 sq m) are available in the adjacent building (linked internally at first floor level). Further details available from the agents.

RENT

The rent is £55,000 per annum exclusive of insurance, rates and all other outgoings.

VAT

We understand that VAT will not be charged on the rent.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £18,500. For the year commencing 1 April 2022 rates will normally be charged at 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.



First Floor Offices / Labs

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term by negotiation.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of D(88). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.

Contact: Ben Green/Joe Berry

ben.green@eddisons.com/joseph.berry@eddisons.com

(01223) 467155

Ref: 821.158155 240729

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

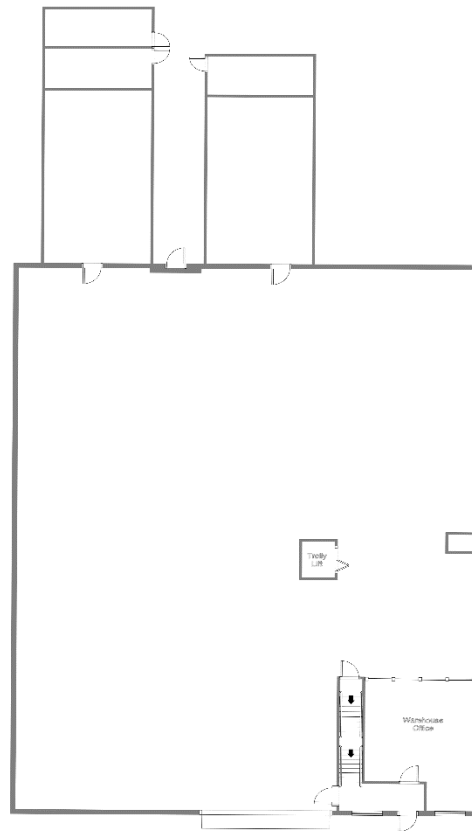
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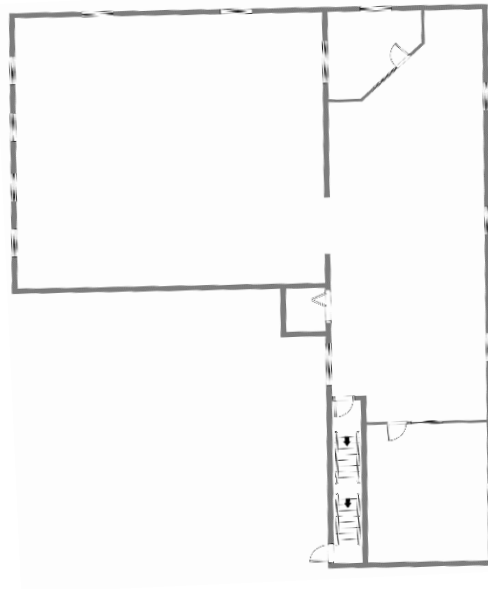
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GROUND FLOOR



FIRST FLOOR



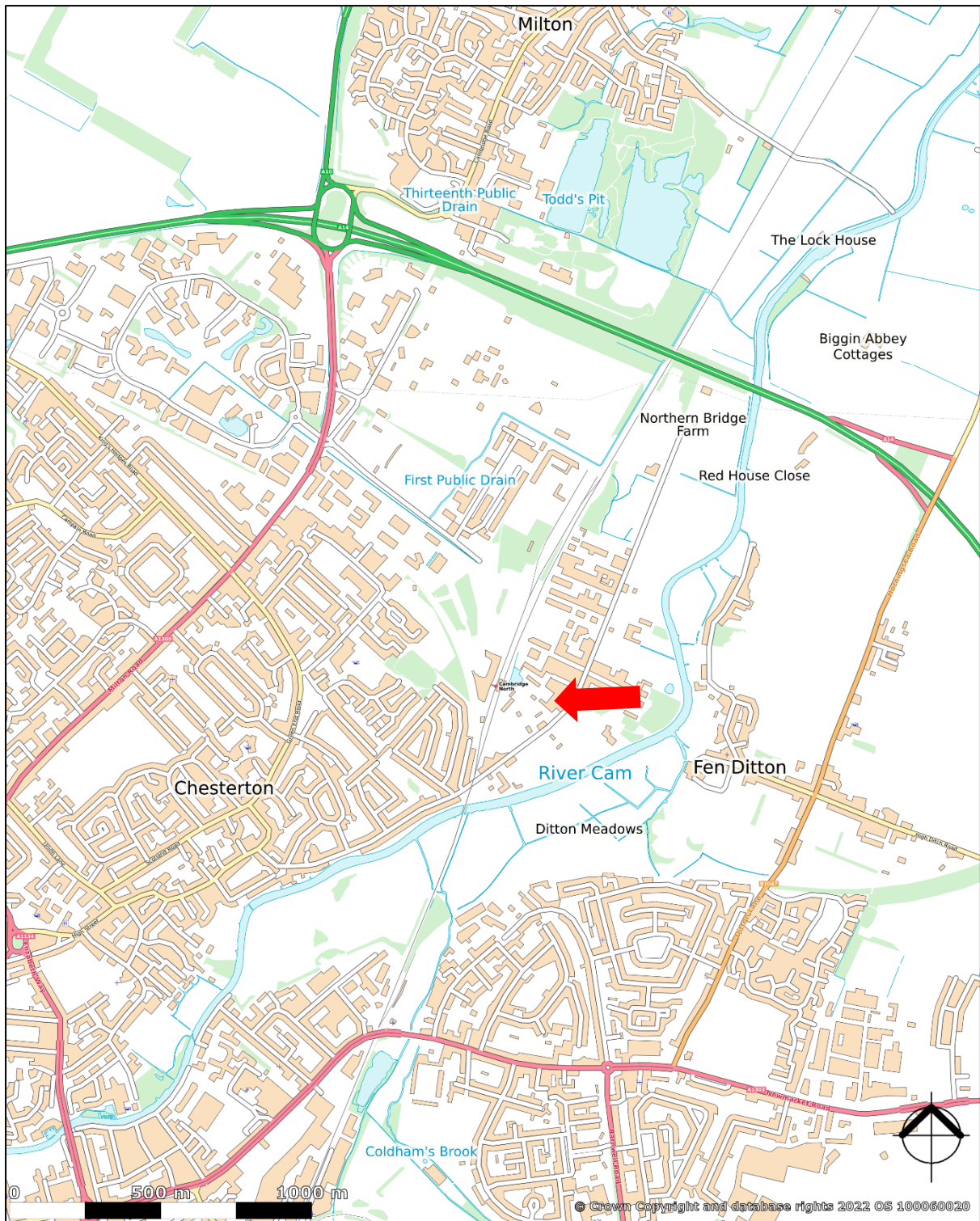
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