

01223 467155

eddisons.com

LIGHT INDUSTRIAL (STP) - TO LET

Eddisons

Incorporating Barker Storey Matthews



108 High Street, Landbeach, Cambs, CB25 9FT

Rent: £16,000 per annum

Size: 1,610 sq ft (149.55 sq m)

- Three buildings on self-contained site
- Suitable for light industrial uses (subject to planning)
- 5 miles from Cambridge
- New lease available

LOCATION

The property is located in the village of Landbeach approximately five miles north of Cambridge city centre. The A10 with access to the A14 is approximately one mile distant. Stansted Airport is about 38 miles south.

The subject property is located off the High Street via a gated driveway.

DESCRIPTION

Self-contained site with three buildings. The buildings are of brick construction with concrete bases. The property is connected to mains electricity. There is an external yard area with parking. The property is subject to planning for light industrial use.

SERVICES

Mains electricity is available at the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate gross internal areas:

	Sq m	Sq ft
Building 1	76.46	823
Building 2	37.50	404
Building 3	35.59	383
Total	149.55	1,610

PLANNING

The property is suitable for light industrial uses, subject to the necessary planning consents.

RENT

£16,000 per annum, exclusive of VAT, services, insurance and all other outgoings.

VAT

We understand that VAT will be charged on rent.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £10,000.

For the year commencing 1 April 2023 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.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

To be assessed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Incorporating Barker Storey Matthews
Pound Hill
Pound Hill House
Cambridge
CB3 0AE
Contact:

Joe Berry
Joseph.berry@eddisons.com
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Ref: 821.177719
231215

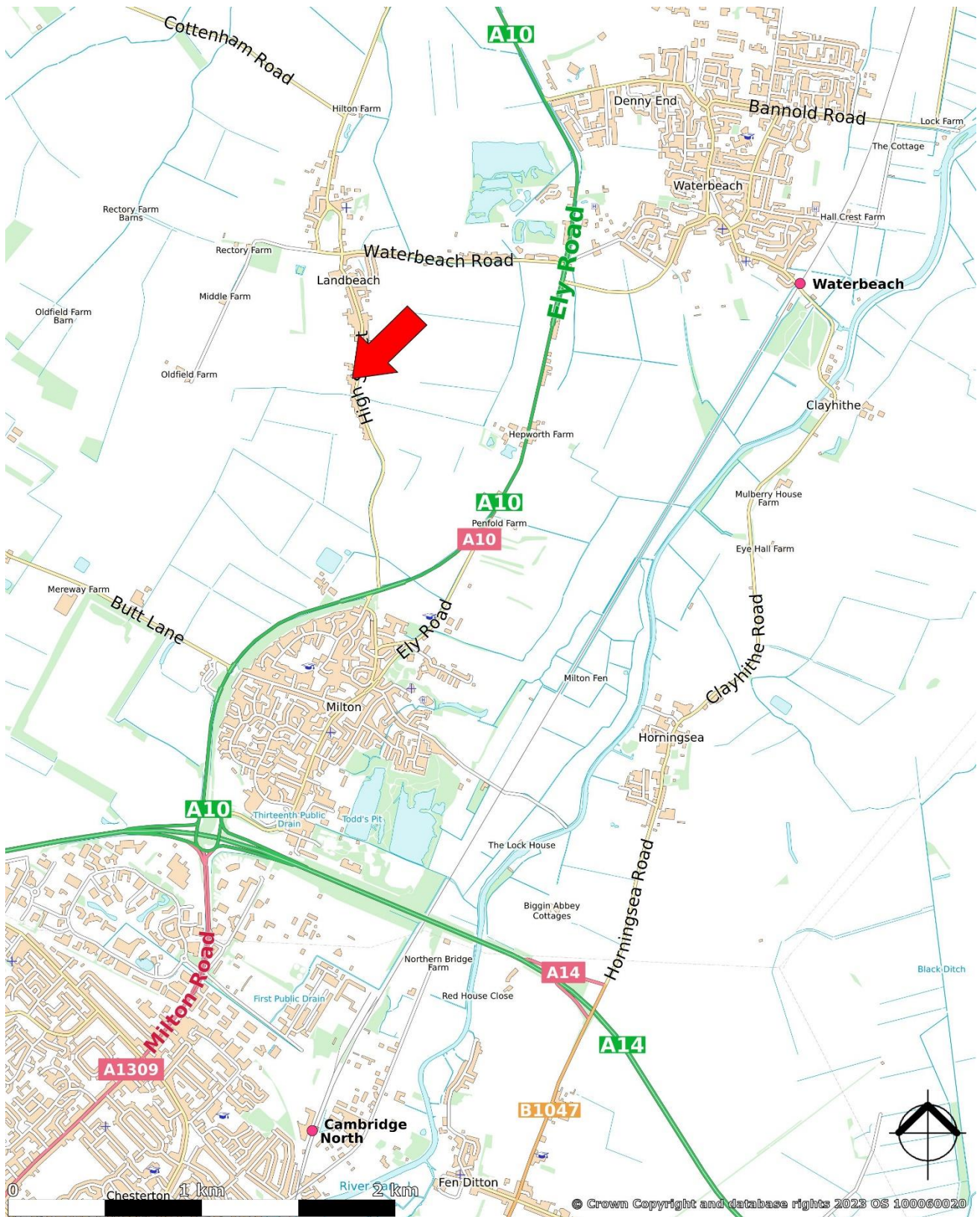
For more information, visit eddisons.com
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Important Information

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.

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