

01223 467155

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BUSINESS UNIT – FOR SALE

**Eddisons**

Incorporating Barker Storey Matthews



**8 & Saxon House, Saxon Way, Melbourn,  
Royston, SG8 6DN**

**Price: £2,650,000**

**Size: 29,189 sq ft (2,711.69sq m)**

- Suitable for trade counter / industrial / office and warehouse uses
- Multiple loading bay doors, 3 phase power supply, and ample parking
- Close to A505 / A10
- Part let / part vacant possession

## LOCATION

The property is located on Saxon Way Industrial Estate in the village of Melbourn which is situated approximately 11 miles southwest of Cambridge. It is conveniently located off the A10 bypass which gives access to the M11 at Cambridge South (Junction 11) and the A505 trunk road two miles to the south which connects with the M11 at Duxford (Junction 10). The town of Royston is approximately three miles to the southwest which provides good mainline railway access to London Kings Cross in approximately 55 minutes. In addition, Stansted Airport is located to the southeast at Junction 8 of the M11 motorway.

## DESCRIPTION

### Saxon House

Formerly a warehouse it was converted to effectively R&D accommodation of a good specification with an extensive mezzanine offering further storage, offices and staff canteen. It has a 6.1m eaves height and loading doors. To the front of the property is a loading bay and yard, and space to park circa 10-20 cars. This part of the property is let to TTP Group PLC.

### 8 Saxon Way

Comprises good quality office and showroom accommodation and mezzanine storage. This part of the property benefits from having a modern kitchen, various break out areas, private offices and meeting rooms. Vacant possession will be given on this part of the building. To the front are 25 parking spaces.

## SERVICES

Mains electricity, gas and water are understood to be available to 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:

### Saxon House

Ground floor	848.81 sq m	(9,137 sq ft)
Mezzanine	398.68 sq m	(4,291 sq ft)
<b>Total</b>	<b>1,247.48 sq m</b>	<b>(13,428 sq ft)</b>

### 8 Saxon Way

Ground floor	948.55 sq m	(10,210 sq ft)
Mezzanine	515.66 sq m	(5,551 sq ft)
<b>Total</b>	<b>1,464.21 sq m</b>	<b>(15,761 sq ft)</b>

**Overall GIA**      **2,711.69 sq m**      **(29,189 sq ft)**

## PRICE

Offers in the region of £2,650,000 are sought for the freehold interest of the property. We understand that VAT will not be charged on the price.

## TENANCY

Saxon House is let to TTP Group PLC under a 10-year lease expiring on 7 October 2028 at a passing rent of £55,125 per annum. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## RATES

We understand from internet enquiries made from the VOA website that the property has the following rateable values:

<b>Saxon House</b>	<b>£61,500</b>
<b>8 Saxon Way</b>	<b>£61,000</b>

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. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

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

## EPC

Awaited

## VIEWING

Strictly by appointment with the sole agents:-

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

Mark Critchley  
[Mark.critchley@eddisons.com](mailto:Mark.critchley@eddisons.com)  
01223 467155 / 07917 858476

Joe Berry  
[Joseph.berry@eddisons.com](mailto:Joseph.berry@eddisons.com)  
01223 467155 / 07977 231356

Ref:  
240604

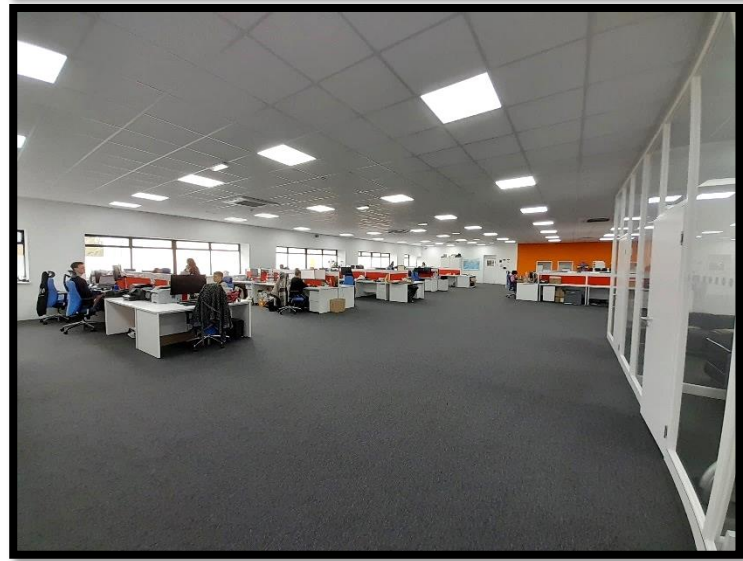
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### Important Information

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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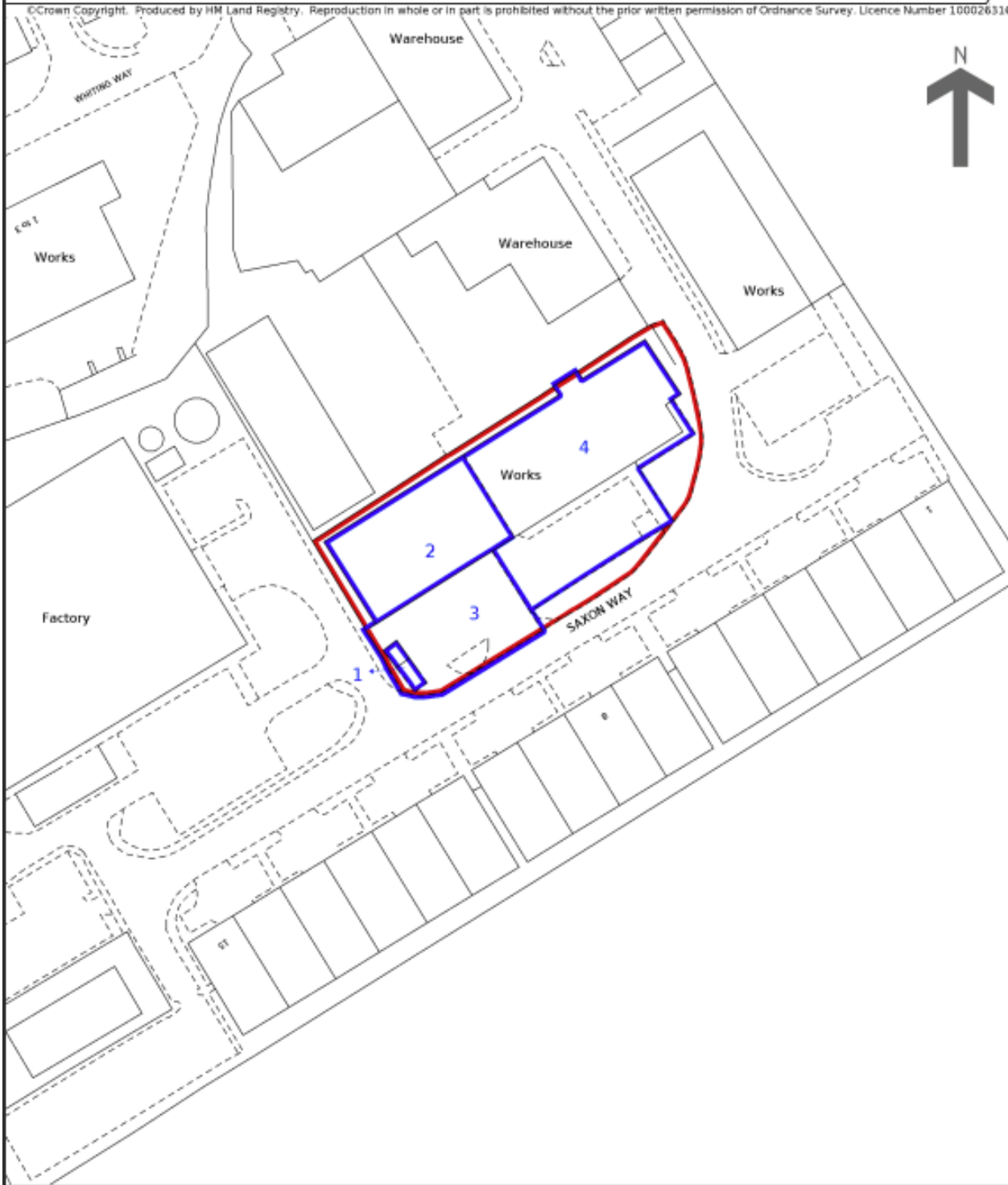
Incorporating Barker Storey Matthews

# HM Land Registry Current title plan

Title number **CB243678**  
Ordnance Survey map reference **TL3843NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Cambridgeshire : South  
Cambridgeshire**



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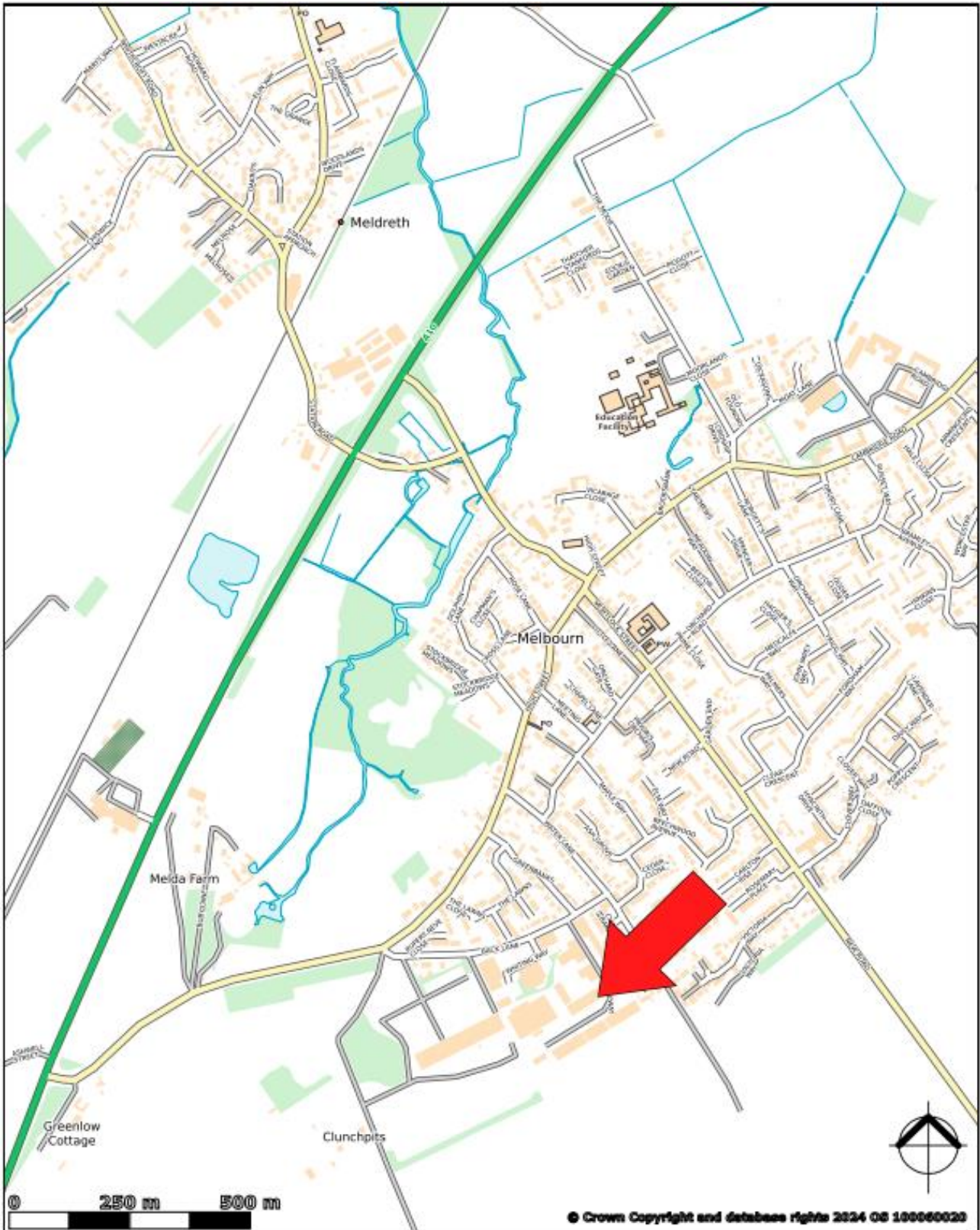
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Plotted Scale - 1:12,684

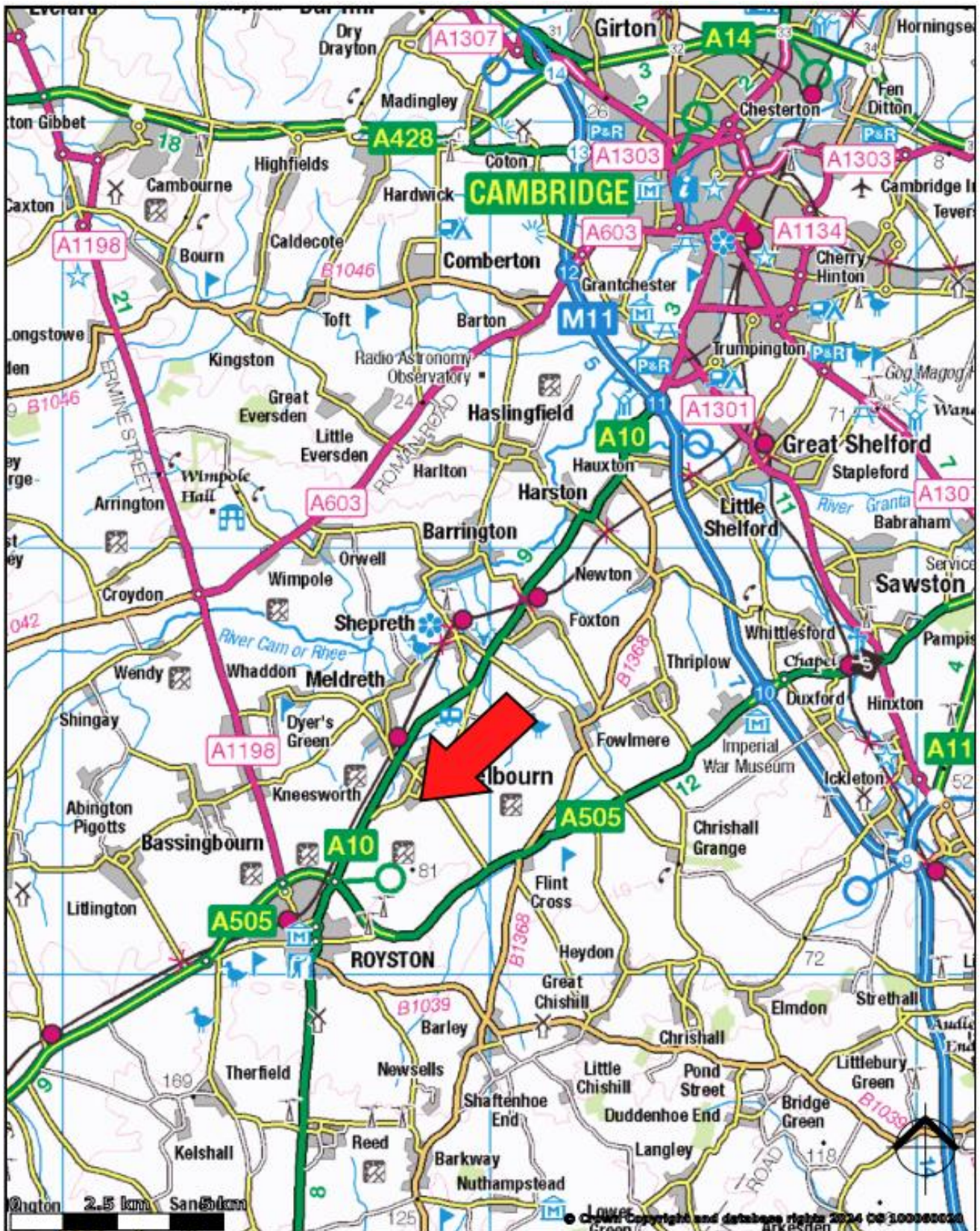
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