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eddisons.com

STORAGE WAREHOUSE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**ATCOST BARN, PENN FARM STUDIOS, HASLINGFIELD ROAD,
HASLINGFIELD, CAMBRIDGE, CB23 1JZ**

Rent: £24,000 per annum

Size: 4,335 sq ft (402.73 sq m)

- Former dry agricultural storage unit
- Dry storage uses only
- Secure site
- Flexible license is available

LOCATION

The village of Haslingfield is located approximately 6 miles south-west of Cambridge, between Harston, Barton and Barrington. The A10 is approximately 2 miles distant and the A603 around 1.5 miles distant. The property is located on a popular commercial development situated to the south of the village and accessed from Haslingfield Road.



DESCRIPTION

The property comprises a former agricultural storage unit. The unit is of reinforced concrete frame construction with sheeting to the elevations and roof. The unit is suitable for low key, infrequent visiting, dry warehouse storage uses only.

ACCOMMODATION

Atcost Barn: 4,335 sq ft (402.73 sq m)

All measurements are approximate Gross Internal Areas.

SERVICES

The property is not connected to mains drainage or water. Lighting is included but no other power usage is encouraged. Otherwise, by separate negotiation an electric meter can be installed at extra cost.

RENT

Atcost Barn: £24,000 per annum

The rent is exclusive of VAT and all other outgoings.

VAT

We understand that VAT will be charged on the rent._

LICENSE TERMS

Flexible license terms are available.

RATES

The property is not currently assessed for Business Rates.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

An EPC is not required for this property.

VIEWING

Strictly by appointment with the sole agents:-

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

Contact: Joe Berry

joseph.berry@eddisons.com

01223 467155

Ref: 153498 240223

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.

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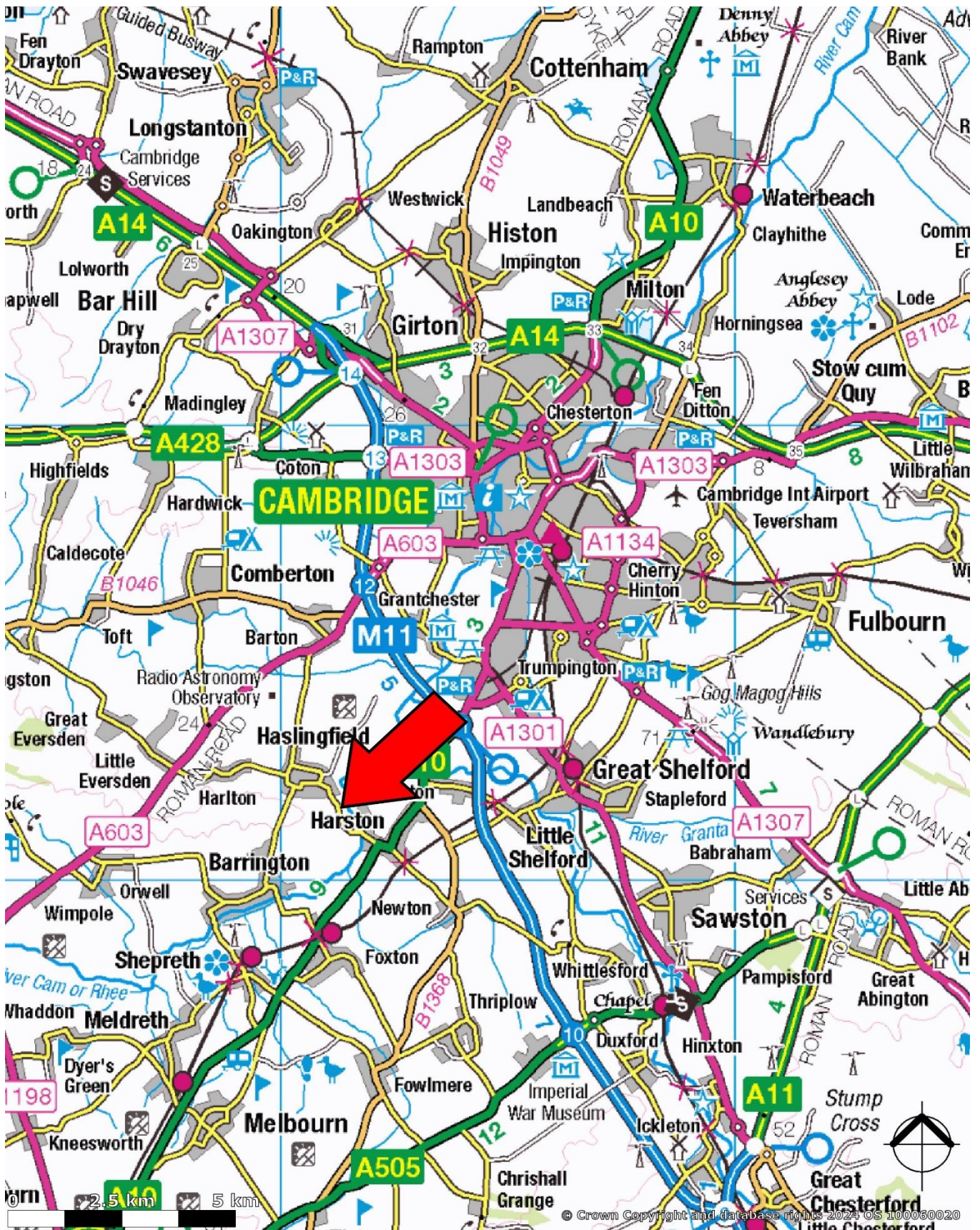
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