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eddisons.com

INDUSTRIAL - TO LET / FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**Unit 21 Glenmore Business Park, Ely Road,
Waterbeach, Cambridge, CB25 9FX**

Freehold: £225,000

Rent: £14,250 per annum

Size: 110 sq m (1,184 sq ft)

- Modern industrial / business unit with mezzanine
- Established business location adjacent to Cambridge Research Park
- Just off the A10; 4.5 miles from A14 & Cambridge Science Park
- Immediately available

LOCATION

The property is located on Glenmore Business Park, just off the A10 Cambridge to Ely Road, and adjacent to Cambridge Research Park. This well established and popular estate lies approximately 8 miles north of Cambridge City Centre and 4.5 miles north of Milton and J33 of the A14. The A14 provides good transport links to the A1, A11 and M11. Waterbeach has a main line rail station providing direct services to Cambridge and London.



DESCRIPTION

A modern end-of-terrace industrial unit with 2 car parking spaces. The internal accommodation comprises of a part mezzanine floor, toilet & tea point, roller shutter door, power floated concrete floor with loading of 15kN/m² and insulated steel-clad roof with daylight panels. The property also has mains water, gas and 3-phase power all fitted.

ACCOMMODATION

All measurements are approximate net internal areas:

Ground floor	73 sq m	(786 sq ft)
Mezzanine	37 sq m	(398 sq ft)
TOTAL	110 sq m	(1,184 sq ft)

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of the estate. Further details are available from the agents.

RENT

£14,250 per annum exclusive of VAT and all other outgoings.

FREEHOLD SALE

£225,000 for the freehold interest. We understand that VAT will be charged on the price.

VAT

VAT is chargeable on the rent and price.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £15,750.

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.

A transitional relief on rates payable will be available following an increase of the rateable value due to a rates revaluation.

LEGAL COSTS

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

EPC

The property has an EPC rating of B(49).

VIEWING

Strictly by appointment with the sole agents Eddisons:-
Eddisons

Joe Berry

Joseph.berry@eddisons.com

01223 467155 / 07977 231356

Ben Green

Ben.green@eddisons.com

01223 467155/ 07825 309599

Ref: 172026 240311

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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Mezzanine floor



Entrance to the business park off A10

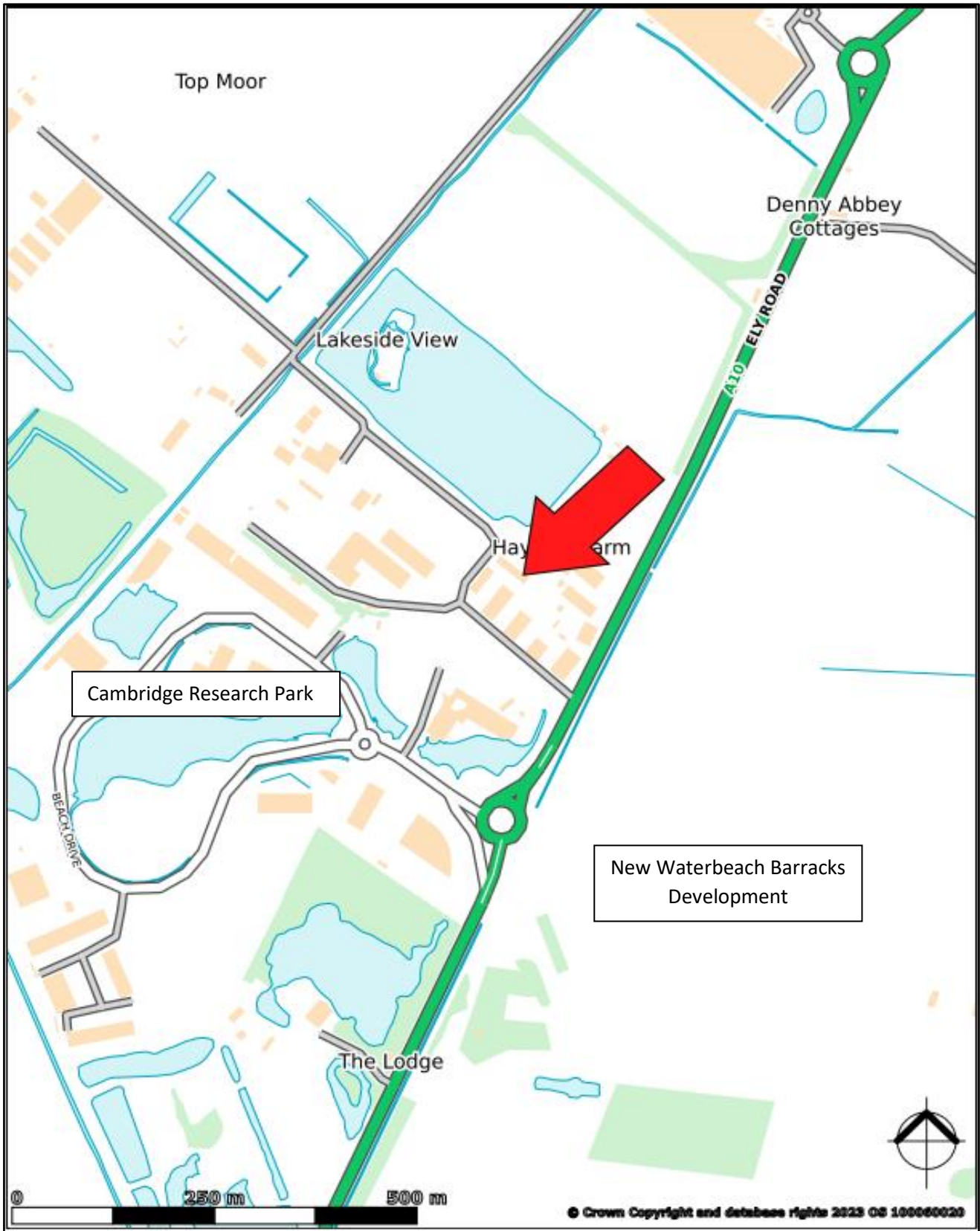
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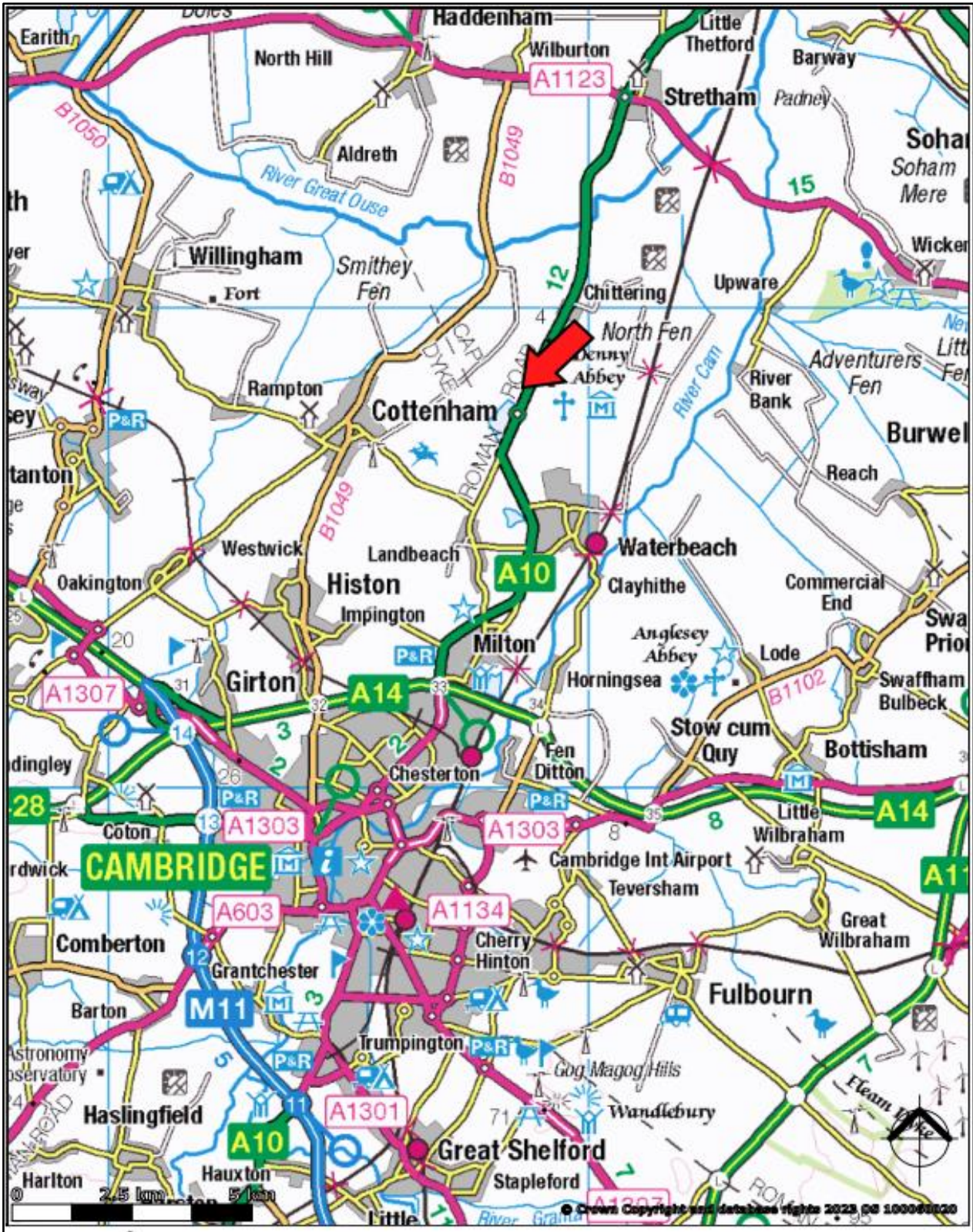
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