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eddisons.com

WAREHOUSE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**THE PACK HOUSE, SUNCLOSE FARM, BUTT
LANE, MILTON, CAMBRIDGE, CB24 6DQ**

Rent: £52,000 per annum

Size: 8,298 sq ft (771 sq m)

- Modern warehouse
- Three phase power supply
- 2 miles from Cambridge close to A14 (J33)
- Available immediately

LOCATION

The property is located just north of Cambridge off Junction 33 of the A14 between Milton and Impington. Cambridge Science Park and Cambridge Business Park are around 0.5 miles to the south. Road connections are excellent via the A14 which in turn leads to the M11 and A11. Cambridge North train station is approximately 1 mile distant with direct trains to London and Ely. Local amenities and services are available in Milton, including a large Tesco superstore, with Cambridge City Centre only 2 miles away.



DESCRIPTION

A modern warehouse that has recently been used for cold storage. The property benefits from an electric roller shutter door, office space, 3-phase power and large canopied area. The majority of the property has an internal height of 5 meters.

SERVICES

Mains electricity 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:

Warehouse	6,747 sq ft	(626.79 sq m)
Canopy	1,551 sq ft	(144.11 sq m)
TOTAL	8,298 sq ft	(770.90 sq m)

RENT

£52,000 per annum exclusive of, insurance and all other outgoings.

We understand that VAT is charged on the rent.



LEASE TERMS

The property is immediately available on a 5 year lease.

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 – 45. A copy is available on request.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contact:

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Ben Green

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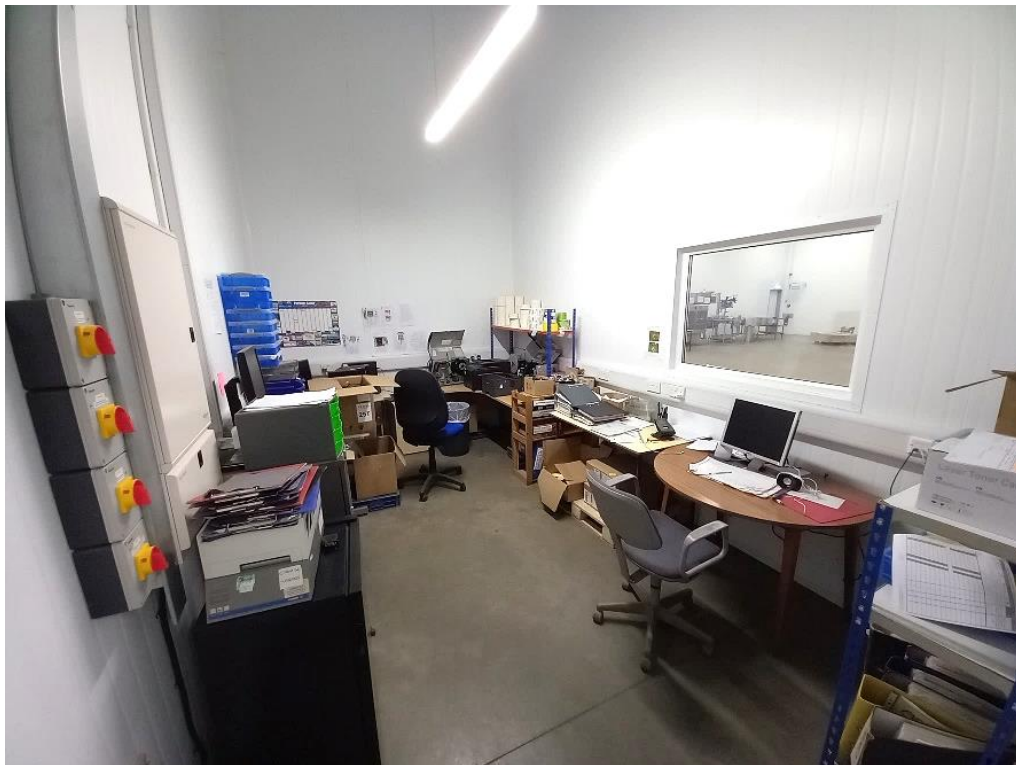
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Important Information

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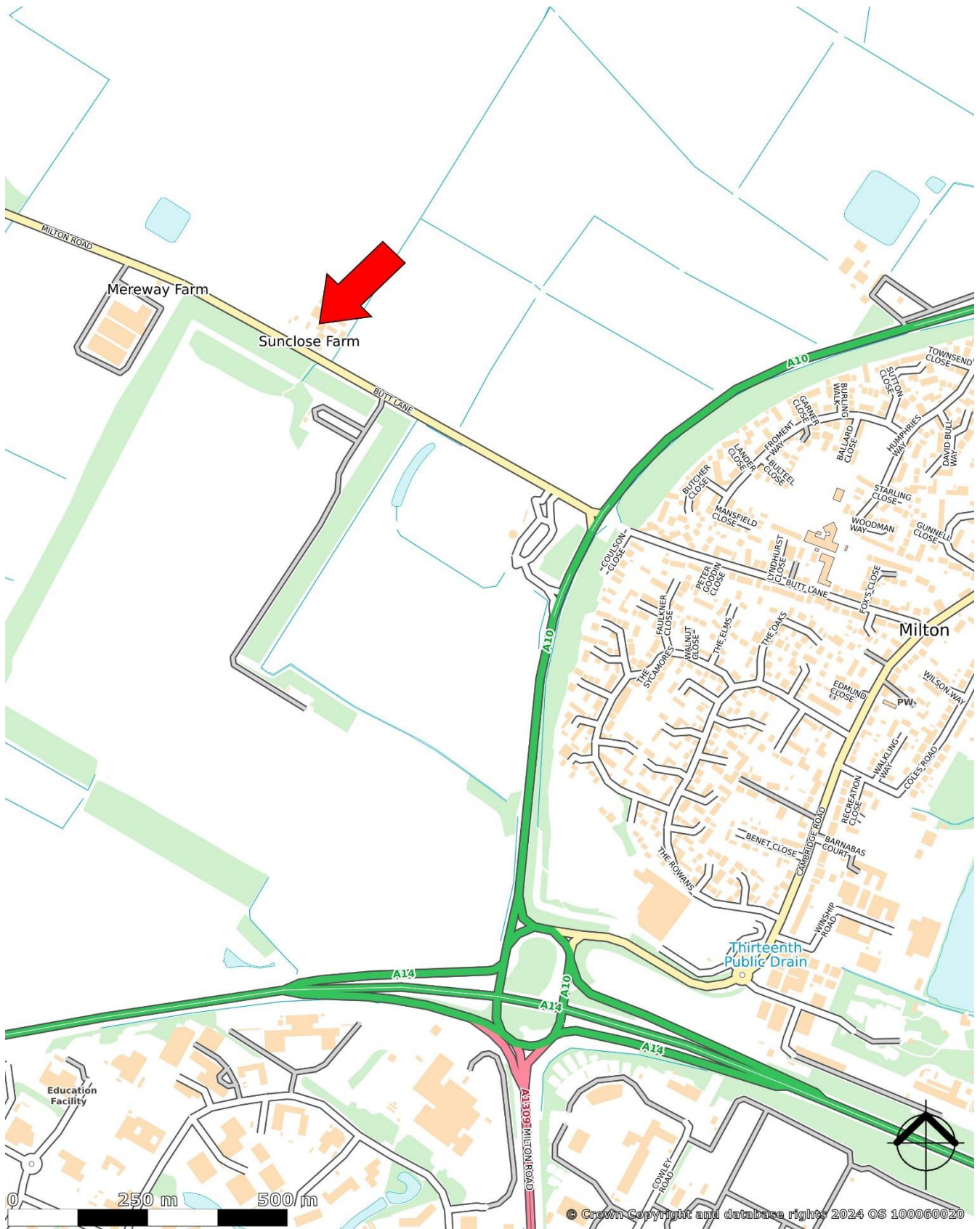
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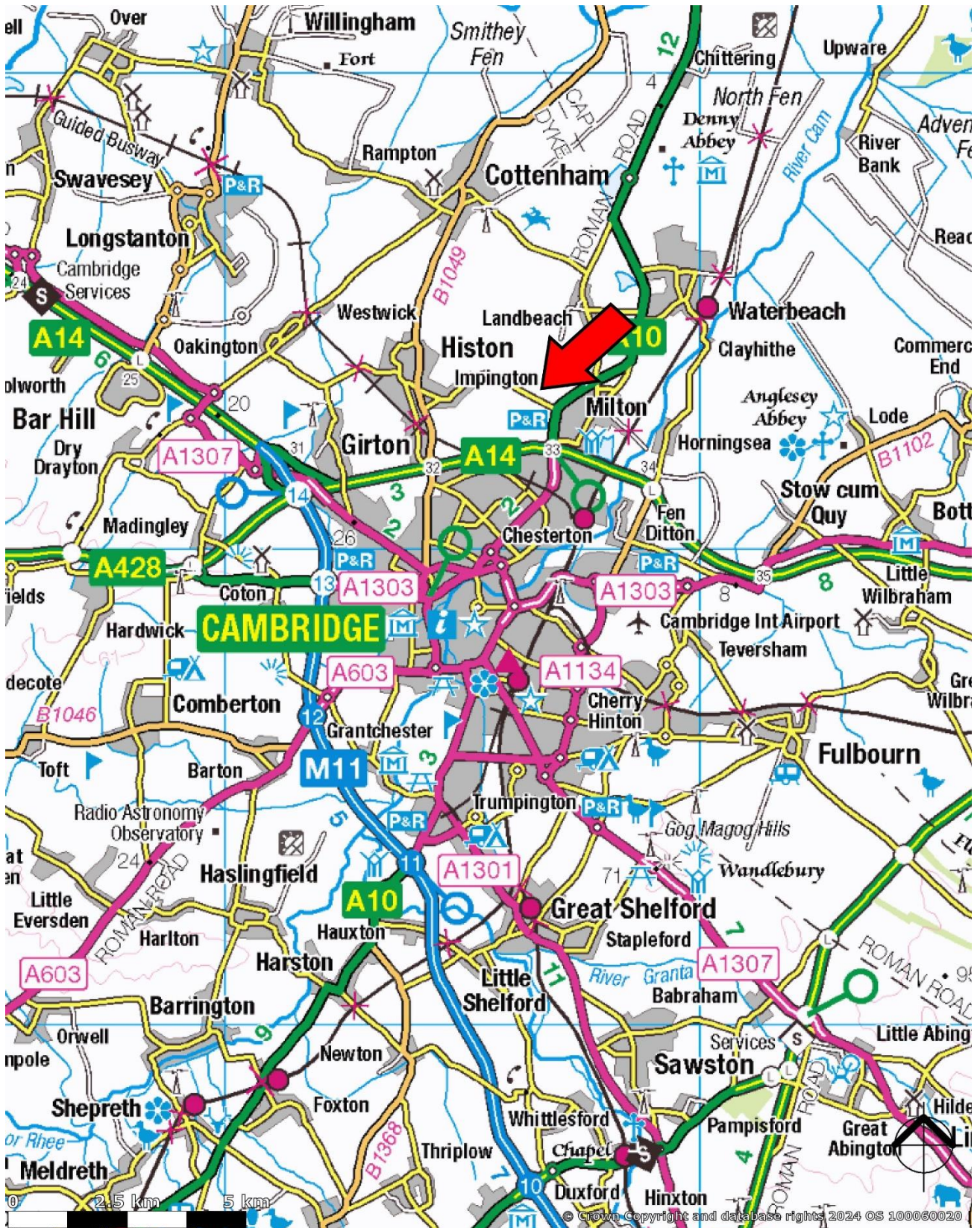
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