



Unit 4, Meadowview Industrial Estate Reach Road, Burwell, CB25 0GH
£275,000 Freehold
FOR SALE



rah.co.uk
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**LIGHT INDUSTRIAL UNIT - CLASS E
WAREHOUSE AND STORAGE**

2,466 SQ FT (229.19 SQ M)

FOR SALE

- Industrial unit in popular village
- Manual roller shutter door
- Car parking and vehicular access to the maximum of 5 spaces
- Cambridge 10 miles

Location

Burwell is approximately 10 miles from the University of Cambridge. This village has a selection of shops, public houses, a social club, a Post Office, village store and a supermarket. In addition, there is a primary school and doctors surgery. Burwell is easily accessible to the famous horse-racing town of Newmarket, with its extensive shopping and leisure facilities.

Description

Well presented light industrial unit forming part of a larger industrial/business park in the village of Burwell. Property comprises an open plan warehouse with separate office and wc on the ground floor. Four offices, kitchen, wc on the first floor. Unit benefits from roller shutter door which is 3.5 meters wide and 4 meters high. Useable mezzanine office area.

Workshop Floor areas:

Ground Floor store – 4.56 sq m

Ground Floor store – 97.99 sq m

Ground Floor office – 7 sq m

First Floor office – 12.64 sq m

Externally there is space for car parking and vehicular access to the maximum of 5 spaces on the estate.

Services

Three phase electricity, gas and new wall mounted backseat boiler and drainage are available to the premises. Installation certificate provided. Property benefits from security gate and intercom. Interested parties are advised to make their own enquiries of the relevant service providers. No warranty give be given in respect of the condition or working order of services, fixtures and fittings.

Facilities

- Steel Roller Shutter Loading Door
- Concrete Floor and Loading Yard
- Toilet and Kitchen Facilities

Uniform Business Rates

Description: Workshop and Premises

Local Council: Cambridgeshire

Local Council Reference: 900500288667

Scheme Reference: 612742

Special Category Code: 096G

Guide Price

The Property is available Freehold with offers in excess of £275,000 are invited.

VAT

We understand that VAT will not be payable in respect of the property.

Energy Performance Certificate (EPC)

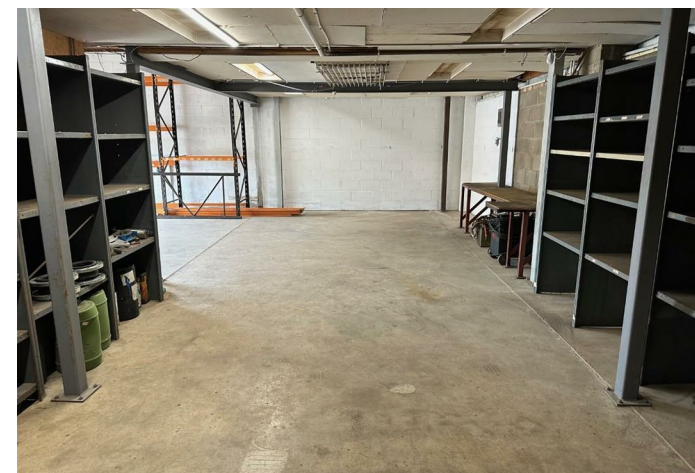
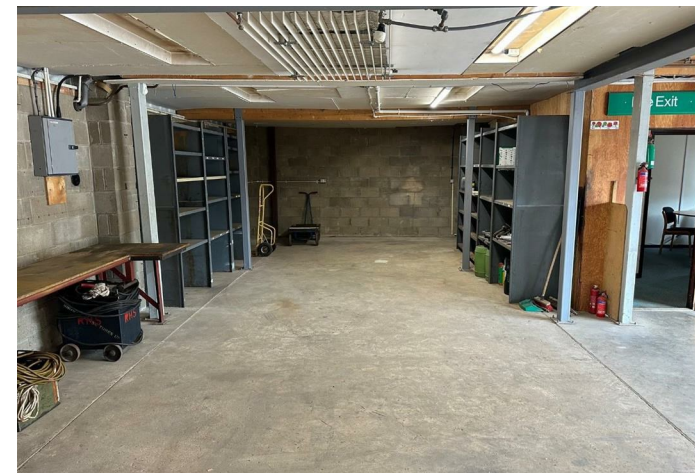
The property has an EPC rating of E. A copy of the EPC is available on request.

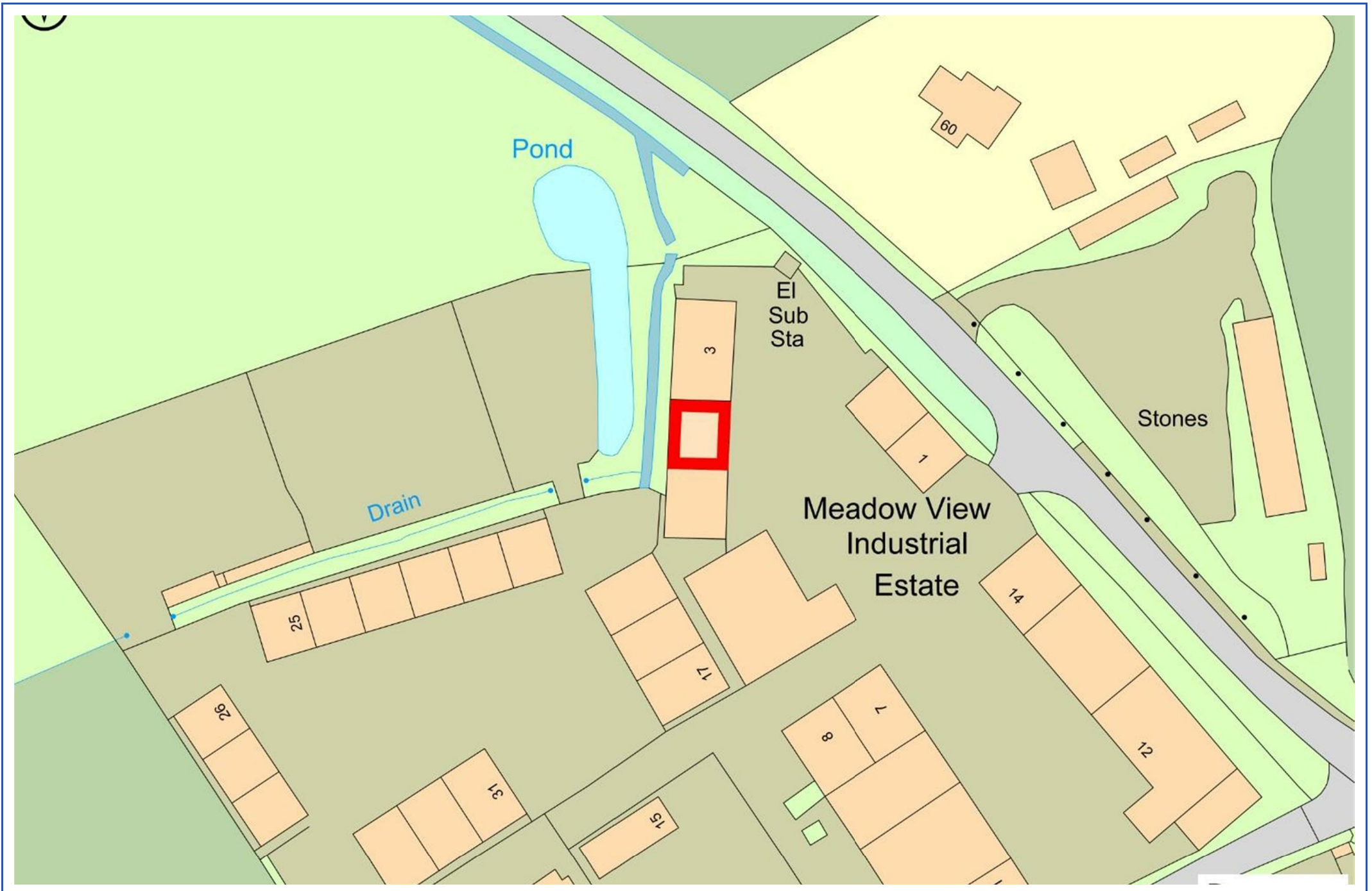
Legal Costs

Each party to bear their own legal costs in this transaction.

Viewing

Strictly by appointment through sole agents, Redmayne Arnold & Harris, please contact Nick Harris on 01223 819315, email: nharris@rah.co.uk.





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

