

INDUSTRIAL UNIT - TO LET



Unit 5, Deal Business Park, Cambridge Road, Sawston, CB22 3FL

1,141 sq ft
106.02 sq m

Carter Jonas

Key Highlights

- Recently refurbished industrial / warehouse unit
- Secure established commercial development
- Three-phase power supply
- 4.25m minimum eaves
- Generous shared yard suitable for loading and vehicle manoeuvring
- Excellent connectivity to the M11, A11 and A505
- Available by way of new lease



Location

Unit 5, Deal Business Park is situated off Cambridge Road in Sawston, approximately 7 miles south of Cambridge city centre. The surrounding locality comprises a mix of industrial, commercial and residential occupiers.

Whittlesford Parkway Railway Station is within a short drive of the property and provides regular services to Cambridge (9 mins), Stansted Airport (19 mins) and London Liverpool Street (1hr 3 mins). Sawston village, located adjacent to the estate, provides a range of amenities including a supermarket, bakery, cafés, restaurants and independent retailers. Cambridge city centre is also readily accessible and offers a wider selection of retail, leisure and business services.

The property is connected to the strategic road network via the A1307, with the A11 and M11 located approximately 8 to 10 minutes' drive to the south. These provide onward links to the A14, A505 and the wider national road network.

Description

The property comprises a refurbished industrial unit constructed around a steel portal frame with part brick elevations and timber weatherboarding beneath a pitched roof. The unit benefits from a power floated concrete floor with a sealed lacquered finish, LED lighting, 4.25m eaves, a three-phase power supply, loading access via an electric roller shutter door measuring approximately 3.175m wide by 3.2m high, kitchenette and DDA-compliant WC facilities. Externally, the property benefits from parking and loading provision within a secure estate environment, accessed via an electrically operated entrance gate.

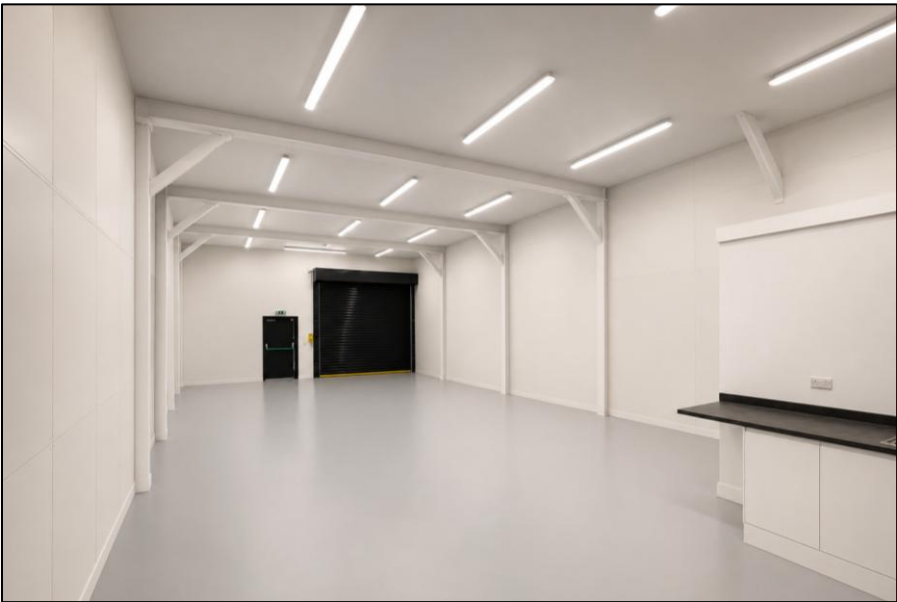
Rent

Quoting £14,500 pax

Accommodation

Area	Sq M	Sq Ft
Unit 5	106.02	1,141

*Areas provided on an GIA basis



Tenure

The leasehold interest of the unit is available by way of a new lease with terms to be agreed.

Service Charge

A service charge is payable, please contact the disposing agent for further information

Business Rates

The Business Rates are to be assessed

EPC

Please contact the disposing agent for further information

Planning

Please contact the disposing agent for further information

VAT

We understand VAT to be payable on all sums due.

Legal Costs

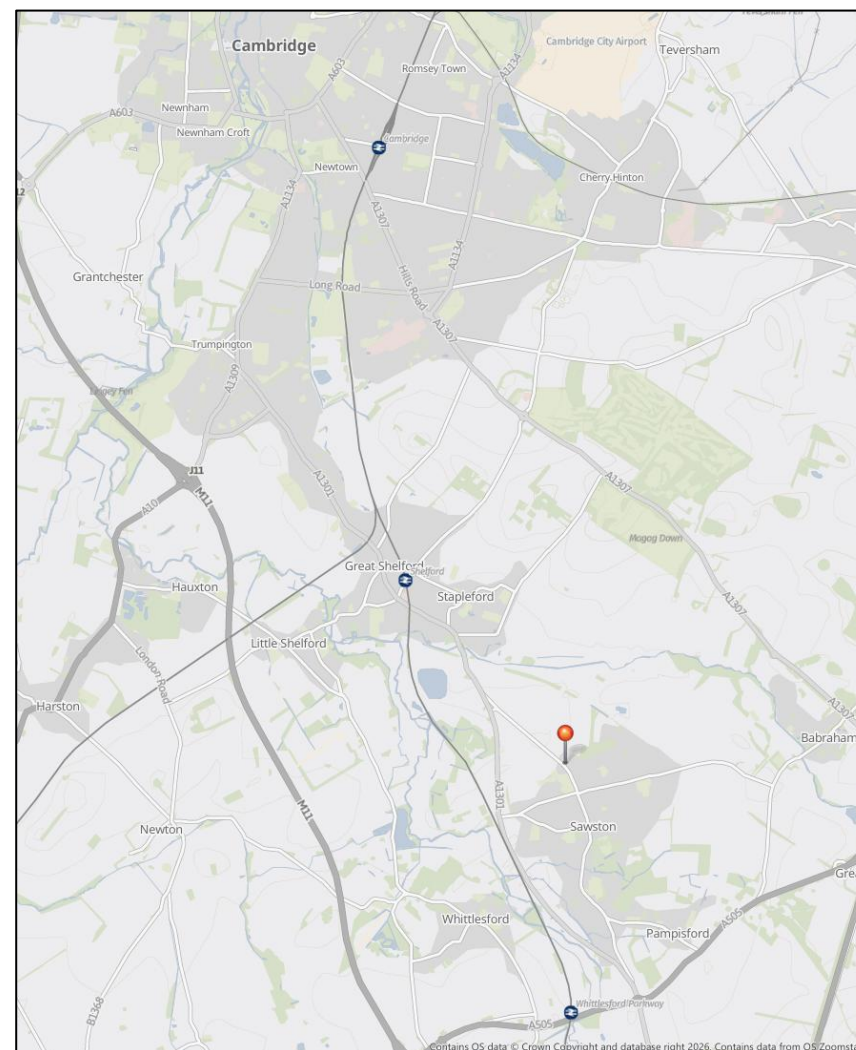
Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with sole agents Carter Jonas.

Anti Money Laundering

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the prospective tenant. In submitting an offer, you agree to provide such information when the terms are agreed.



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, Some images may have been enhanced with the use of AI please contact us. August 2026.

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