

# INDUSTRIAL / WAREHOUSE TO LET

UNIT 19, MEADOW VIEW  
BUSINESS PARK, REACH ROAD,  
BURWELL, CAMBRIDGESHIRE  
CB25 0GH

**1,929 sq ft**  
**179.2 sq m**

- Available Now
- Modern Mid-Terrace Industrial Unit
- Fitted Out and Ready to Occupy
- Popular Industrial Estate

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Carter Jonas**

Classification L2 - Business Data

## LOCATION

The property is situated in Burwell which is a village and civil parish in Cambridgeshire located 12 miles northeast of Cambridge and five miles northwest of Newmarket. It is situated near the A14 which gives strong links to the north via the A1.

Burwell is near the M11 which gives good travel access to London and the M25. The property is equally distanced approximately 12 miles from Waterbeach and Cambridge train station which both offer direct train services to London Kings Cross, travel time is roughly one hour.

## DESCRIPTION

The property was completed in October 2021 and presents well with an open warehouse and a separate office which has electric heating, totaling 1,929 sq ft.

The unit has electric roller shutter doors which are 3.5 meters wide and 4 meters high, insulated metal sheet cladding, full DDA compliant WC and kitchenette. The unit boasts a large, usable mezzanine with a separate floor area of 693 sq ft. The minimum eaves height is 5.4 meters.

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

£20,000 per annum exclusive.

## VIEWING

Strictly by appointment with agents.

## ACCOMMODATION

Name	Size
Ground Floor	1,236 sq ft (114.82 sq m)
Mezzanine	693 sq ft (64.38 sq m)
Total	1,929 sq ft (179.2 sq m)

## RATEABLE VALUE

Rates payable: £6,237.50 per annum

## SERVICE CHARGE

For 2024/25 chargeable is approximately £1.00 per sq ft.

## EPC

EPC: C (60)

## VAT

We understand VAT is payable on the rent.

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## LEGAL COSTS

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

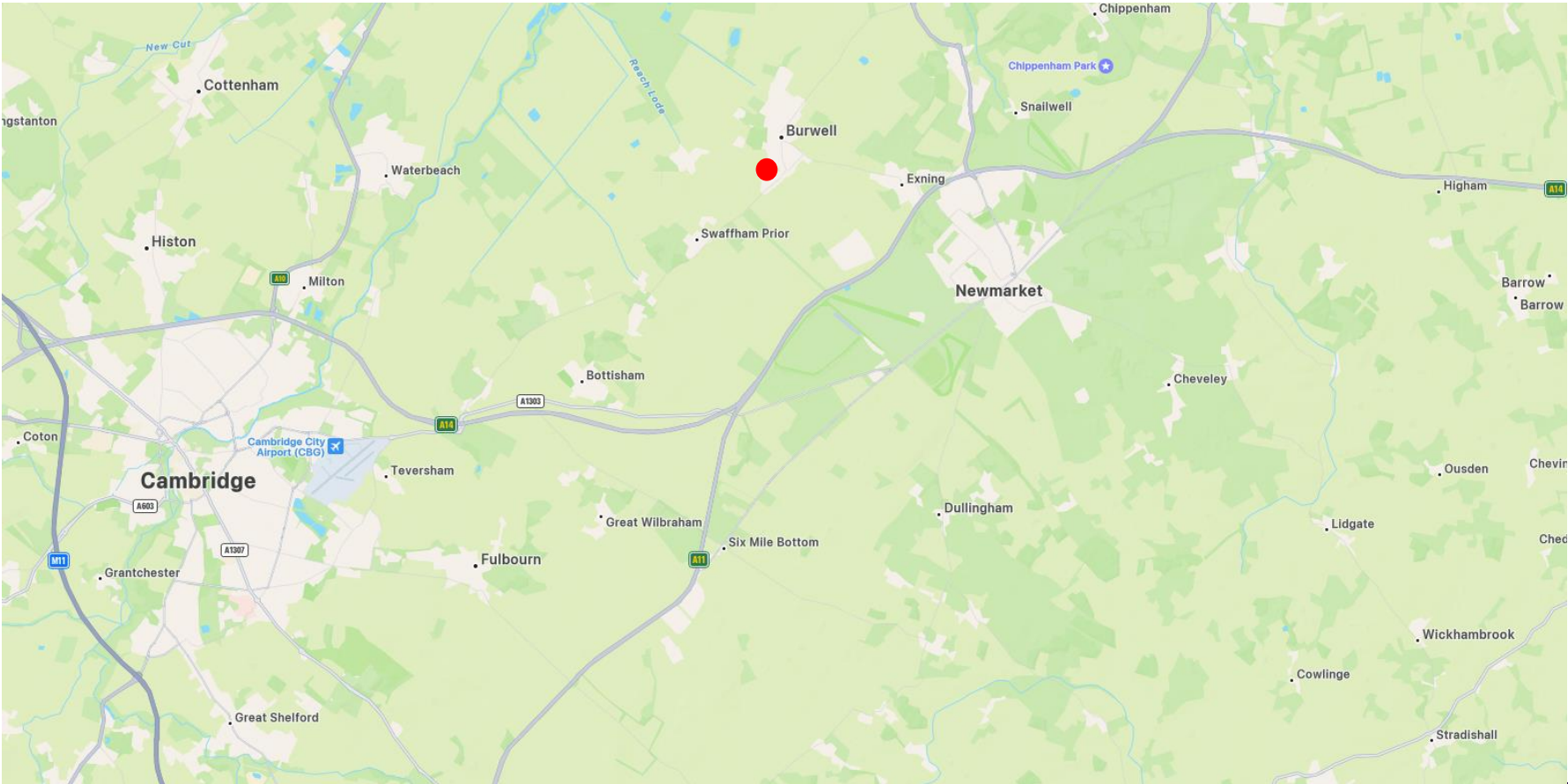


Photos taken from an identical unit adjacent to the subject property.



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## LOCATION MAP



Source (Apple Maps)

### 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, please contact us. February 2025.

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