

WAREHOUSE / INDUSTRIAL UNITS

TO LET

UNITS 1 & 2
DEAL BUSINESS PARK
SAWSTON
CAMBRIDGE
CB22 3DG

2,861 – 6,659 sq ft
265.8 – 618.6 sq m

- Available from July 2025
- Two high quality re-developed Industrial units
- Close proximity to A14, M11 and Cambridge
- Yard and parking provisions
- Units available separately or in conjunction



LOCATION

Deal Business Park is situated off Cambridge Road, Sawston, approximately 7 miles south of Cambridge City centre. The village of Sawston provides a range of amenities including a supermarket, building society, bakery and a range of other shops, restaurants and public houses.

Deal business park provides connectivity to Cambridge via the A1307 (15 mins) as well as the national road network via the A505 (8 mins), A11 (8 mins), A14 (10 mins) and M11 (10 mins). Rail links on the Cambridge / London Liverpool Street line are available from the nearby villages of Great Shelford and Whittlesford Parkway, as well as frequent services to London Kings Cross from Cambridge.

DESCRIPTION

The property consists of two adjoining units constructed with steel portal frames and metal-clad elevations, featuring both pitched and skillion roofs. Each unit benefits from approximately 10% roof light coverage, an electric roller shutter door, an entrance lobby, office space, a kitchenette, and a WC. Unit 1 offers 6 parking spaces, while Unit 2 provides 8 parking spaces. The units can be leased separately or together, offering a self-contained premises.

The units are located on secure estate benefitting from an electrical access gate.

ACCOMMODATION

Accommodation	Sq m	Sq ft
Unit 1	265.8	2,861
Unit 2	352.8	3,798
Total	618.6	6,659

*Measurements provided are based on GIA

RENT

£11.50 per sq ft exclusive.

TENURE

Each unit will be available by way of a new FRI lease on terms to be agreed.

ESTATE CHARGE

An estates charge is to be levied. More information on request.

PLANNING

The units have planning consent for Use Class B8 and E((g(i), (ii), (iii)) (warehouse and light industrial).

Planning permission onsite restricts hours of use to 07:00 – 19:00 Mon – Fri, 08:00 – 18:00 Sat and at no times Sun / public & bank holidays.

EPC

Unit 1: B (45)
Unit 2 B (40)

RATEABLE VALUE

Rateable Value: £43,250
Estimated Rates Payable (2025/26): £21,582

LEGAL COSTS

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

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.

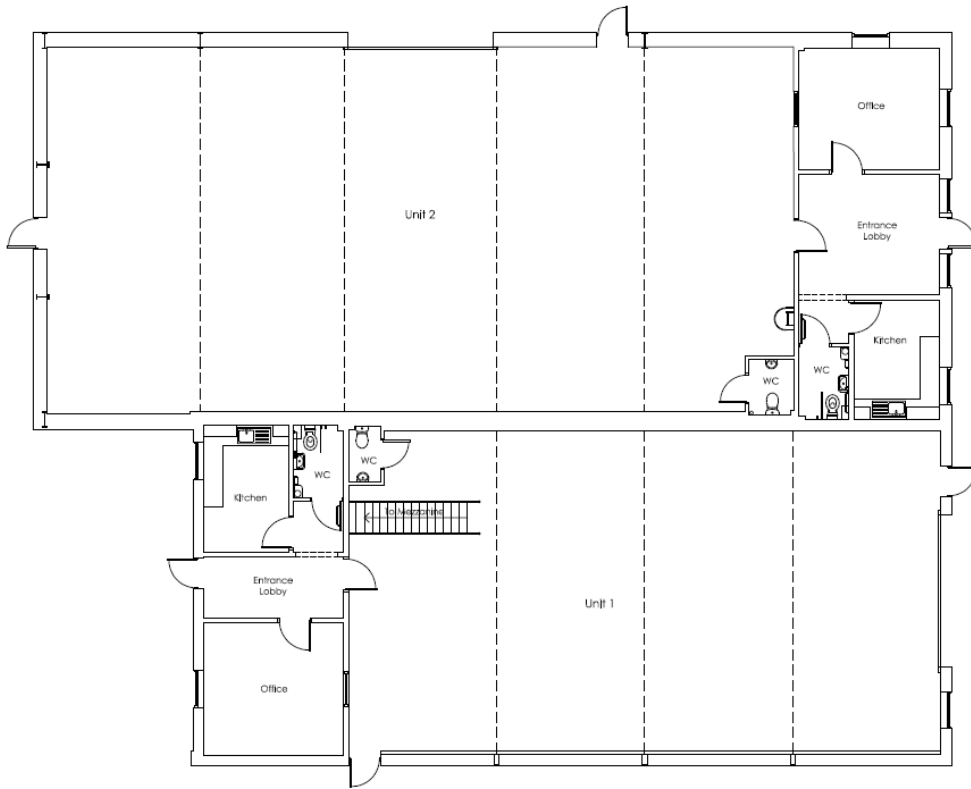
VIEWING

Strictly by appointment with agents

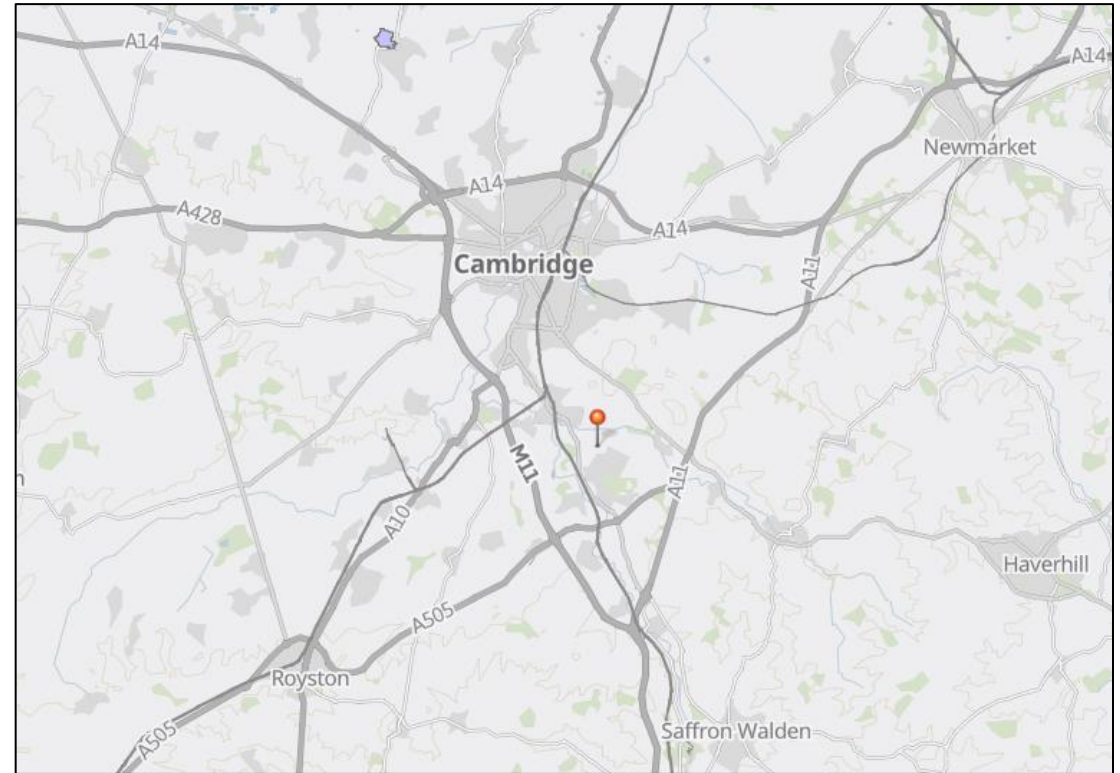


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INDICATIVE FLOORPLAN



LOCATION MAP



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. May 2025.

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