

INDUSTRIAL / WAREHOUSE UNIT - TO LET



1 Winship Road, Milton, Cambridge, CB24 6BQ

Carter Jonas

- Approximately 13,086 sq ft (1,215.8 sq m)
- Situated on Established Industrial Estate
- Detached Industrial Unit
- Secure Yard Area
- Use Class Consent for B2, B8 and E(g)(iii)

Location

Located in Milton, just 4 miles north of Cambridge city centre, 1 Winship Road benefits from excellent transport links. It's 0.7 miles from Junction 33 of the A14, connecting to Felixstowe Port and the A1, and 3 miles from the M11 for access to the M25 and London.

Milton offers good retail and civic amenities and sits adjacent to Cambridge's Northern Cluster, home to Cambridge Science and Business Parks, plus St John's Innovation Park.

The site benefits from access via Cambridge Road and is well-served by public transport, with Cambridge and Waterbeach stations nearby, both offering direct train services to London King's Cross in around an hour.

Description

The property comprises a single-storey industrial warehouse with two-storey offices, originally constructed in the 1970s. The building features brick elevations, a flat roof over the offices, and a pitched steel-clad roof over the warehouse. Externally, there is a gated 0.17-acre yard with approx. 17 parking spaces and full perimeter fencing.

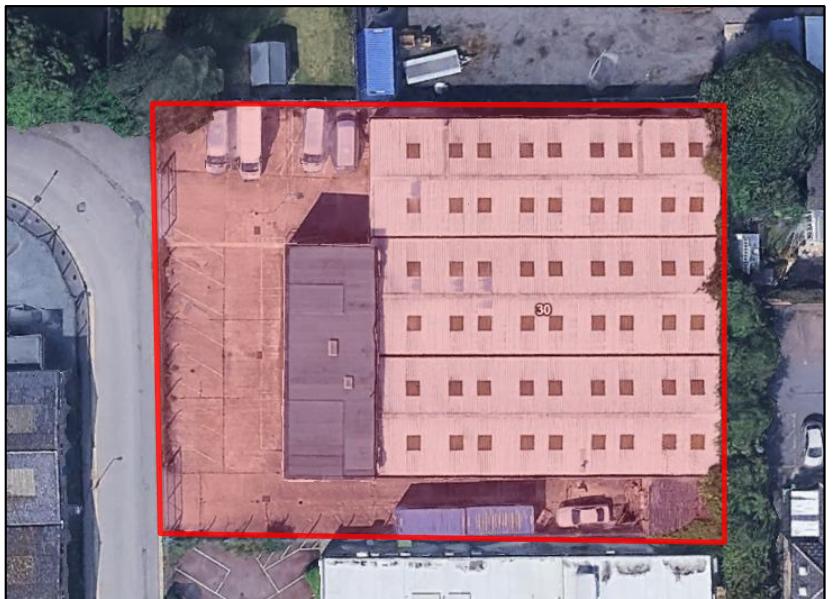
The offices offer fluorescent lighting, WC facilities, stud partitions, electric heaters, double-glazed PVC windows, and comfort cooling in most rooms.

The warehouse is of concrete frame and brick construction, with an internal brick-built office and stud wall workshop, roof-hung lighting, 10% roof lights, concrete flooring, gas heating, and an electric loading door (4.8m x 3.0m), plus two manual roller shutter doors. With a minimum eaves height of 3.5m.

Accommodation

Area	Sq M	Sq Ft
Warehouse	935.3	10,067
Office (GF & FF)	280.5	3,019
Total	1,215.8	13,086

*Areas provided on an GIA basis



Tenure

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

Rent

Area	Rent pax.
Total	£135,000

VAT

We understand VAT to be payable on all sums due.

Business Rates

Rateable value (April 23 to present): £46,750

Estimated rates payable (standard business multiplier): £25,946

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

In commission – rating TBC

Anti Money Laundering

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

Legal Costs

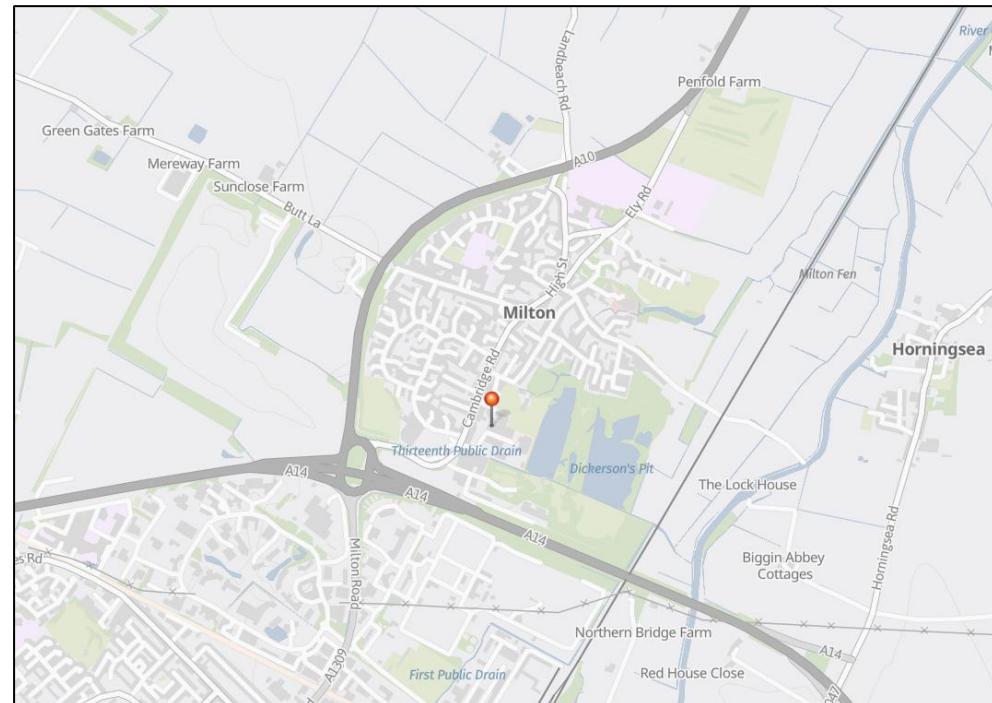
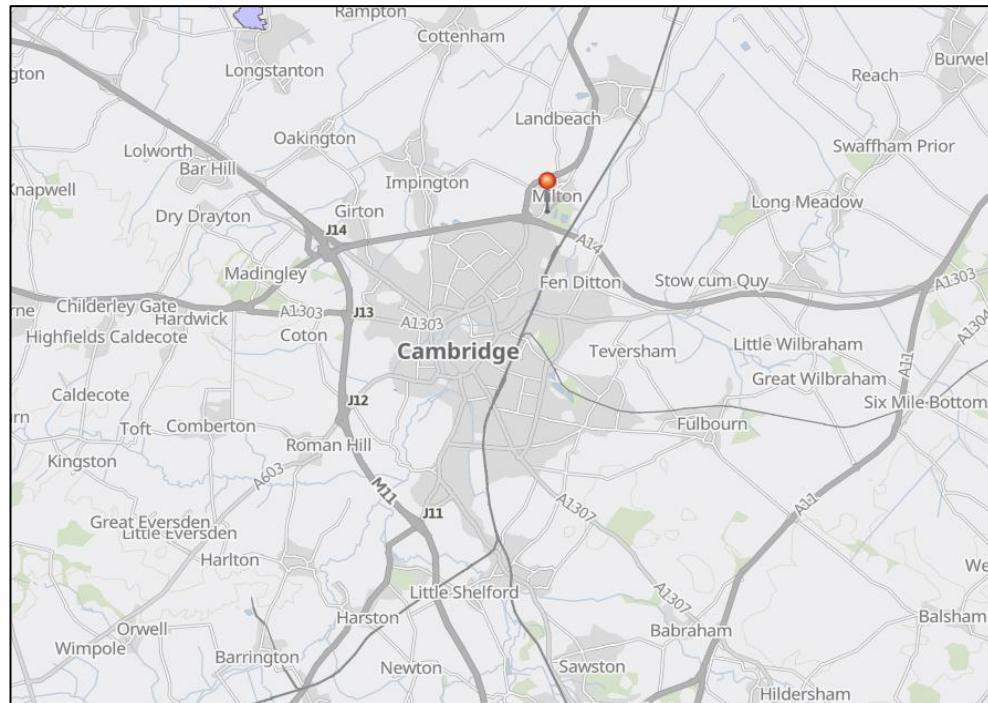
Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with Carter Jonas.



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. July 2025.

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