

NEW LIGHT INDUSTRIAL UNITS FOR SALE / TO LET



Lucas Close, Burwell Cambridgeshire, CB25 0FN

1,644 -13,512 sq ft
152.7-1,225.3 sq m

Carter Jonas

Key Highlights

- Brand New Industrial Units
- Units include a Mezzanine of 548 sq ft
- PV Panels & Electric Car Charging
- Good Access to A14 & M1
- 5.9m Minimum Eaves
- Leasehold: £20,550 pax (£12.50 per sq ft)
- Freehold: Guiding £305,000 per Unit



Location

The site is situated in Burwell, Cambridgeshire, located approximately 11 miles northeast of Cambridge and 5 miles northwest of Newmarket. Burwell is situated only 3 miles from junction 37 of the A14, which provides good access to the wider national road network via the A1, M11 and M25.

The site's nearest rail link is Newmarket station (Approximately 5.4 miles), which provides regular direct services to Cambridge (25 mins) and Ipswich (50 Minutes).

Description

The site consists of 8 well-presented light industrial units of steel portal frame construction under a skillion roof with metal sheet cladding and brick elevations. Each provides warehouse, office and mezzanine accommodation.

The units are equipped with PV panels and electric car charging facilities. It they benefit from an electric up and over insulated roller shutter door, 3 phase power, 5.9m minimum eaves and WC and kitchenette facilities. Additionally, the units come fitted with approximately 50% mezzanine coverage, providing 548 sq ft of additional accommodation.

Accommodation Availability

Unit	Sq Ft	Sq M
8	1,644	152.7
10	1,644	152.7
12	1,644	152.7
14	1,644	152.7
16	1,644	152.7
18	1,644	152.7
20	1,644	152.7
22	1,644	152.7

*Areas provided on a GIA Basis



Viewing

Strictly by appointment with the sole agents Carter Jonas

Terms

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

Freehold: The property is available by way of freehold sale

Price

Leasehold: Quoting £20,550 pax (£12.50 per sq ft)

Freehold: Guiding £305,000 per unit

Rateable Value

To be assessed

Service Charge

Estates charge of £500 per unit to be levied

EPC

All units benefit from an EPC rating: A

VAT

We understand VAT is payable on all sums due

Legal Costs

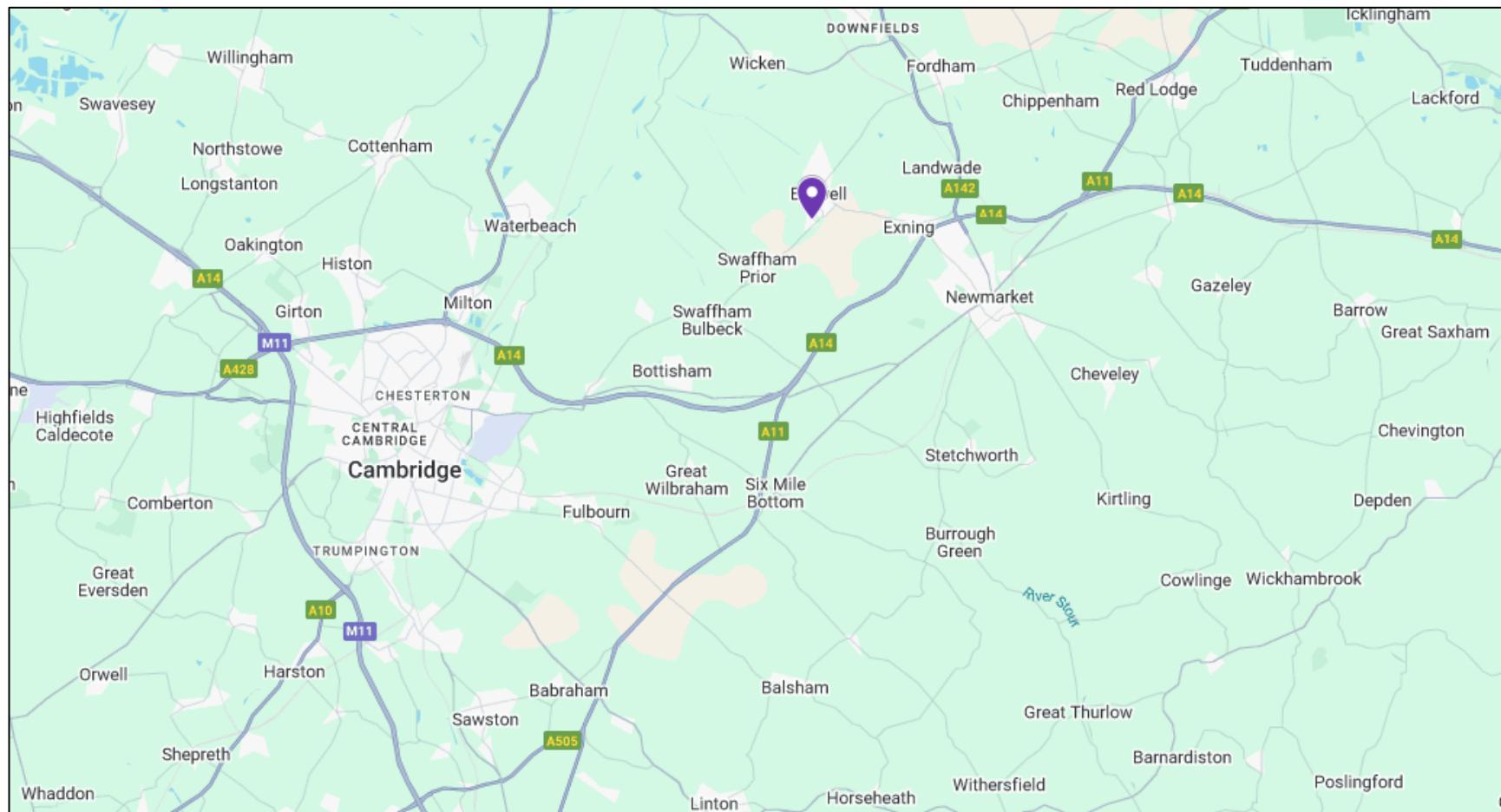
Each party to be responsible for the payment of their own legal costs

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



Location Map



IMPORTANT INFORMATION

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