

# NEW LIGHT INDUSTRIAL UNITS FOR SALE / TO LET



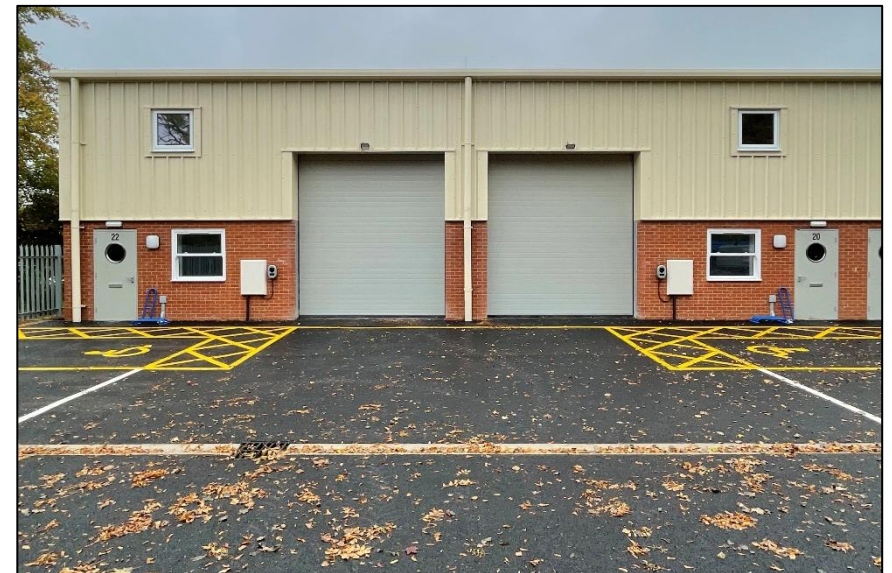
Lucas Close, Burwell Cambridgeshire, CB25 0FN

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

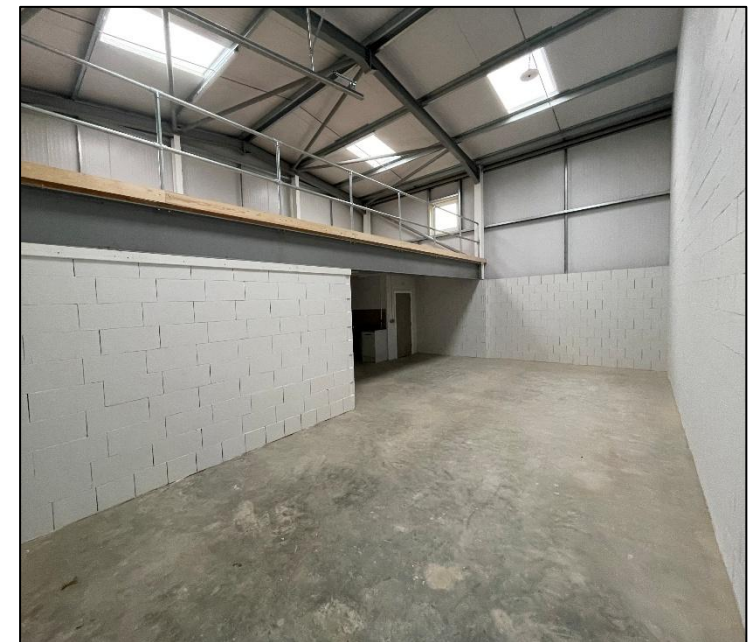
The site consists of 8 well-presented light industrial units of steel portal frame construction under a skillion roof with metal sheet cladding and brick elevations. Each provides warehouse, office and mezzanine accommodation.

The units are equipped with PV panels and electric car charging facilities. 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

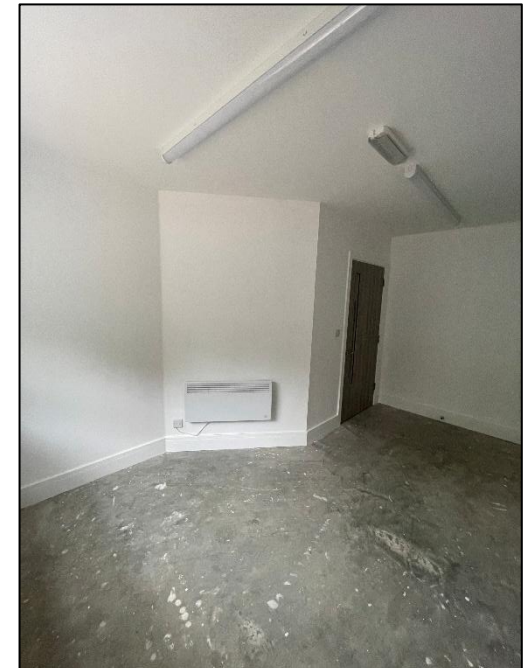
We understand VAT is payable on all sums due

## Legal Costs

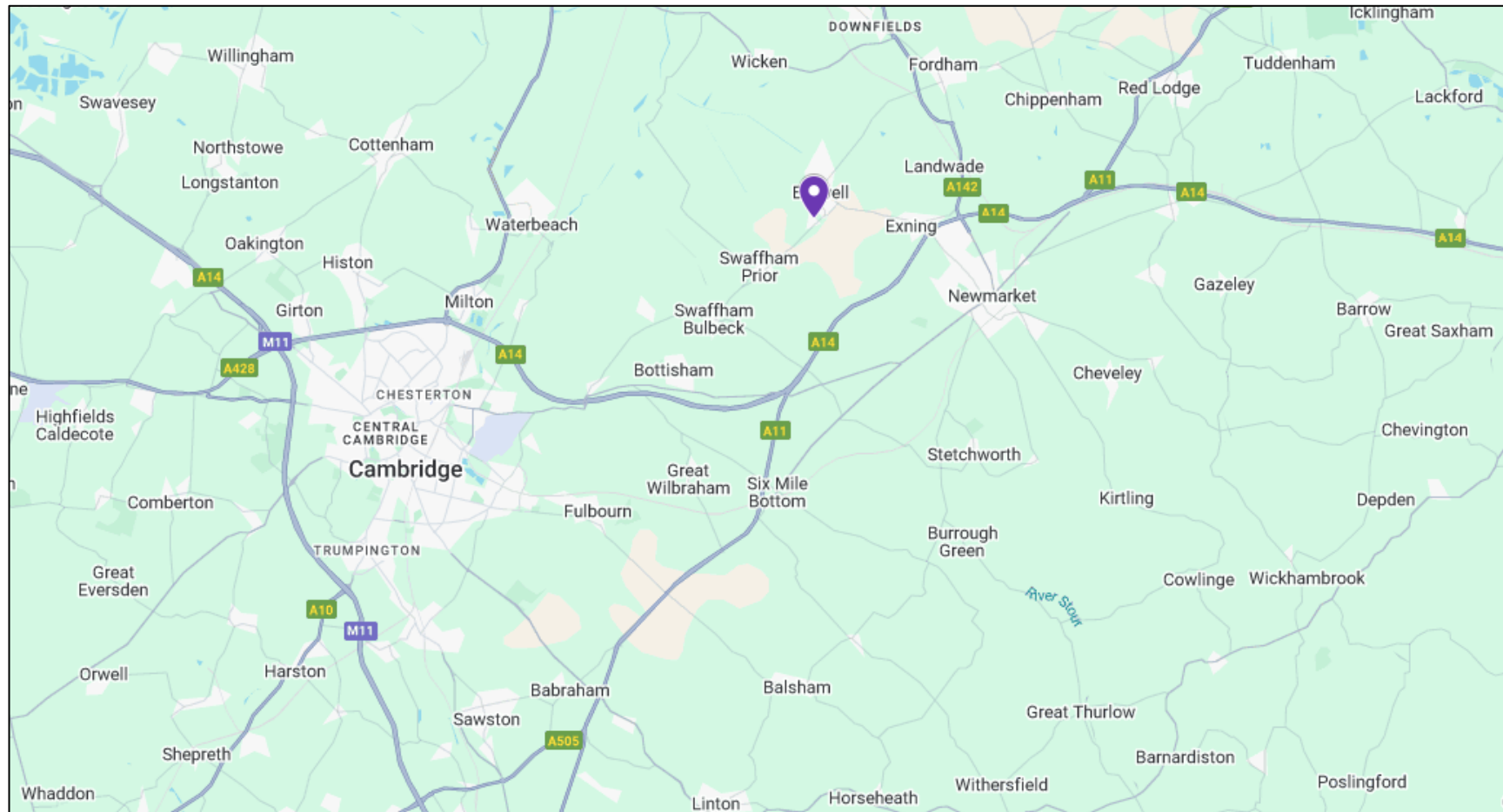
Each party to be responsible for the payment of their own legal costs

## 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

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. November 2025.

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