



FOR SALE OR TO LET



Unit 6 Cambridge Mills, Dursley Road

Modern business unit with workshop/storage space on the ground floor with offices on the first floor.

Location

Cambridge Mills is situated just off the A38 in the middle of Cambridge. The area enjoys excellent road communications with access to the M5 motorway within 3 miles to the north and 10 miles to the south via the A38. Dursley and Stroud lie some 5 and 8 miles to the southeast and north respectively and there is a mainline railway station on the outskirts of Cam.

Description

The property is a modern detached industrial unit of part brick, part clad elevations under a pitched roof with tile covering. Access is provided by two vehicular doors and an aluminium framed double glazed pedestrian door.

The accommodation includes a workshop/warehouse, office, kitchen and WC on the ground with 2 further offices and a WC on the first floor.

Accommodation	M2	Ft2
Ground Floor		
Warehouse	57.2	615
Office	46.3	500
First Floor		
Office	46.3	500
TOTAL APPROX GROSS INTERNAL AREA	149.8	1,615

The offices are finished to a high specification and include painted plastered ceilings and walls, LED lighting, aluminium framed double-glazed windows, Velux windows, gas fired central heating and flooring throughout. There are 6 allocated parking spaces.

The property has an EPC Rating of A-21.

Planning

The property has consent for use within Classes E and B8 of the Use Classes Order 1987.

Rates

The Rateable Value listed on the Valuation Office Agency website is £13,250. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered freehold with vacant possession or by way of a new full repairing and insuring lease for a term to be agreed.

Service Charge

A charge is levied by the landlord to cover the costs associated with the upkeep and maintenance of the common areas.

Price

£300,000

Rent

£16,800 pax.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing


For further information or to request a viewing, please get in touch

Key Contacts



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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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