

FOR SALE / TO LET

Carter Jonas



Meadow View Business Park
Reach Road
Burwell
CB25 0GH

- New Build Industrial Units
- Estimated Availability Q2 2020
- Approximately 1,302 to 1,813 sq ft
- Leasehold and Freehold Available

LOCATION

The site is located in Burwell, which is approximately 11 miles north-east of Cambridge and 18 miles west of Bury St Edmunds. Burwell is situated 3 miles from junction 37 of the A14, which provides easy access to Cambridge, Bury St Edmunds and the M11 motorway.

The units are to be located at the rear of Meadow View Business Park. Meadow View Business Park is an established industrial estate in Burwell providing a variety of accommodation to occupiers including; Bulbeck Foundry, ACAPS, Propotec and VW Cars Burwell.

DESCRIPTION

The development comprises of four blocks where a variety of sizes and layouts can be provided. Please see table for full schedule. Units will have brickwork and profile sheet elevations set under a profile metal sheet roof. Each unit will also benefit from pedestrian access and a roller shutter door.

Internally, the units will benefit from a small office, W/C and kitchenette. Twelve of the units are planned to have mezzanines included to create extra space by utilising the high eaves height.

If a mezzanine is not required please contact the agents for more detail.

TECHNICAL SPECIFICATION

Maximum Eaves Height: 6.57 m

Minimum Eaves Height : 5.00 m

Roller Shutter Door Height: 4.15 m

Roller Shutter Door Width: 3.50 m

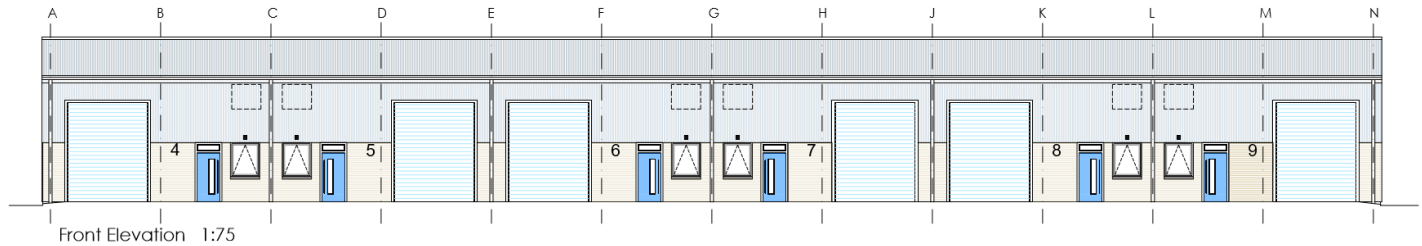
Floor loading: TBC

ACCOMMODATION / SALE PRICE / RENT

		Ground Sq. Ft	Mezzanine Sq. Ft	Total Sq. Ft	Total Sq. M	Sale Price	Rent per Annum
Block A	1	868	None	868	80.64	UNDER OFFER	
	2	868	None	868	80.64	UNDER OFFER	
	3	868	None	868	80.64	UNDER OFFER	
Block B	4	868	434	1,302	120.96	UNDER OFFER	
	5	868	434	1,302	120.96	UNDER OFFER	
	6	868	434	1,302	120.96	UNDER OFFER	
	7	868	434	1,302	120.96	UNDER OFFER	
	8	868	434	1,302	120.96	UNDER OFFER	
	9	868	434	1,302	120.96	UNDER OFFER	
Block C	10	1,209	604	1,813	168.43	N/A	£15,111
	11	1,209	604	1,813	168.43	UNDER OFFER	
	12	1,209	604	1,813	168.43	UNDER OFFER	
Block D	13	1,209	604	1,813	168.43	UNDER OFFER	
	14	1,209	604	1,813	168.43	UNDER OFFER	
	15	1,209	604	1,813	168.43	UNDER OFFER	

Note all sizes are subject to final measurement upon practical completion.

Front Elevation (Block B)



RATEABLE VALUE

Rateable Value 2019/20: TBC Upon Completion

Rates Payable for 2019/20: TBC Upon Completion

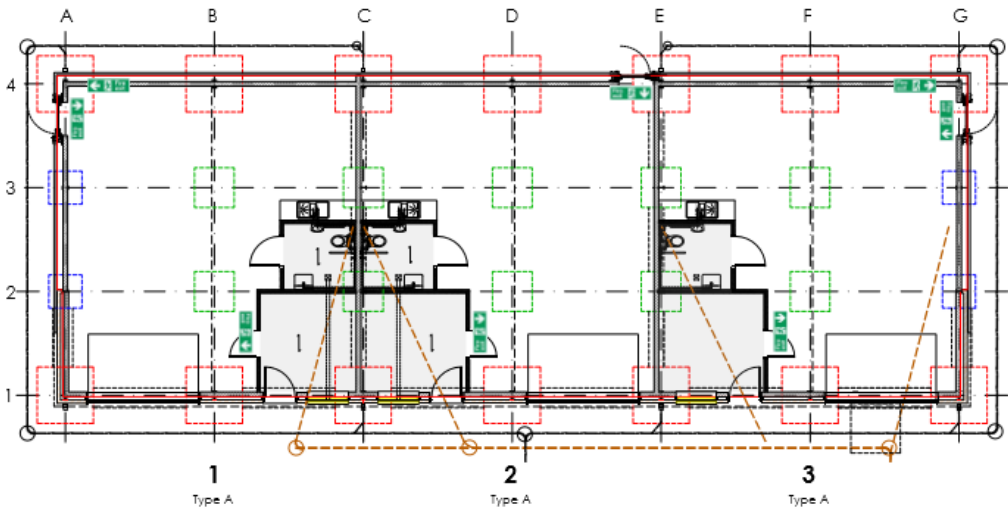
Interested parties are advised to confirm the accuracy of the rateable value by contacting the Local Authority directly upon rating assessment.

VAT

We understand that VAT is payable on the asking price and rent.

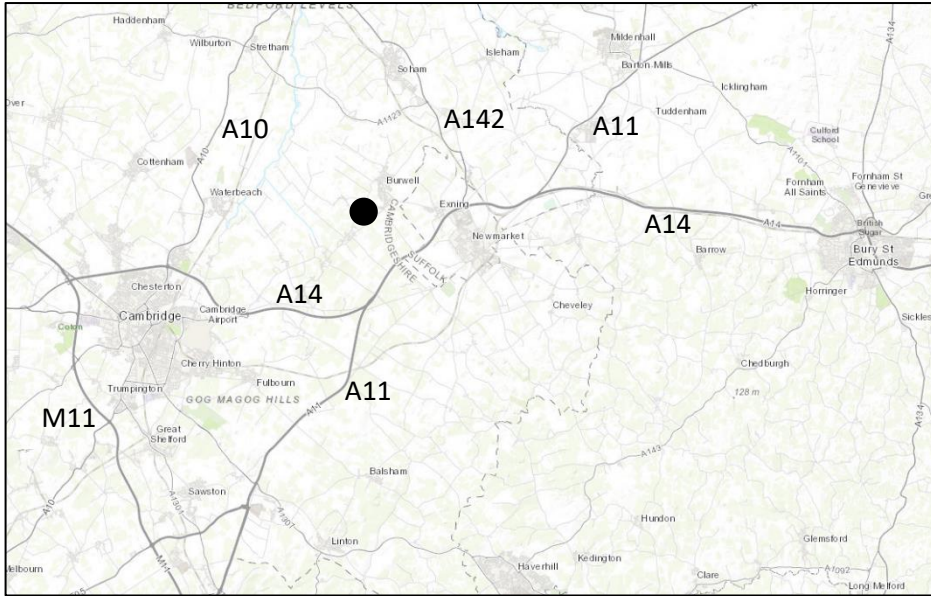
EPC

EPCs will be provided upon practical completion of the units.



FULL PLANS AVAILABLE ON REQUEST

BLOCK A Plan



OFFICE

One Station Square
Cambridge
CB1 2GA

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