

PRELIMINARY PARTICULARS – AVAILABLE SOON



UNIT 49 VIKING WAY, BAR HILL, CAMBRIDGE, CB23 8EL

TO LET | INDUSTRIAL / WAREHOUSE UNIT: APPROX. 12,671 SQ FT (1,177 SQM)


BIDWELLS

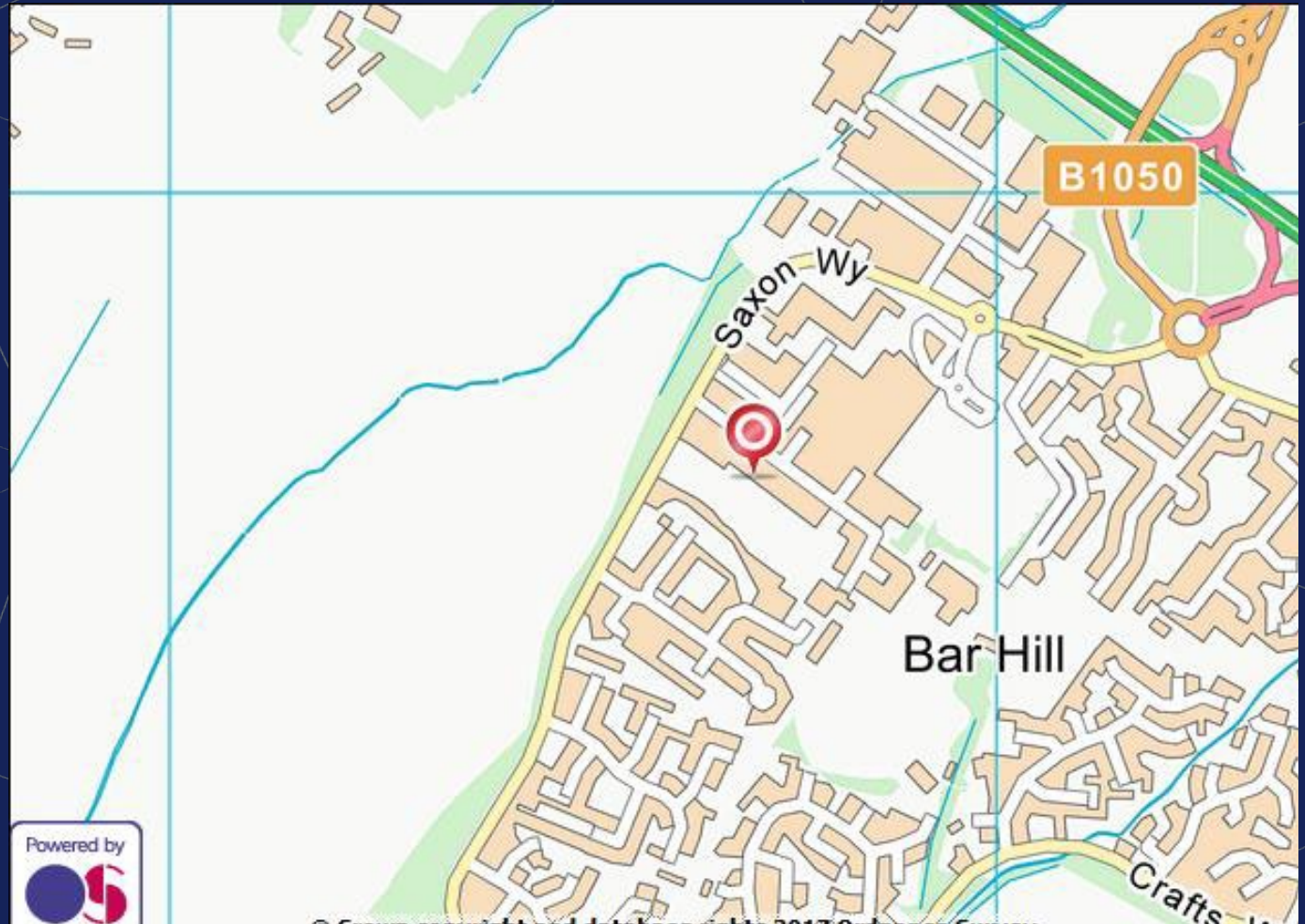
LOCATION

Ideal for manufacturing, logistics and trade counter opportunities and adjacent to the A14/M11 Junction, Viking Way, Bar Hill benefits from excellent and easy access to road, motorway and public transport networks.

Following a recent £1.5 billion investment to upgrade the A14, occupiers can now benefit from excellent road connections, saving time and money when moving goods to major cities across the Midlands and South East.

The A1 motorway and Stansted Airport each lie within a 60-minute HGV drive time, whilst the A14 also offers easy access to Felixstowe and DP World London Gateway seaports, which can be reached in less than a 120-minute HGV drive time.

Bar Hill benefits from a significant local workforce and nearby amenities, including Costa Coffee and Tesco Extra. Nearby occupiers include: Domino Printing, Tesla, Adder Technologies, the British Antarctic Survey.



SUMMARY



Description

The property provides a modern warehouse unit with first floor office, kitchenette and W/C facilities.

Specification includes:

- Steel portal frame construction, with part brick/block elevations & steel profile cladding above and to the roof;
- Ground and first floor offices;
- Ground floor ancillary / staff break out;
- 5.5 m clear height to warehouse;
- 4 surface-level loading doors;
- High level LED lighting throughout;
- Current specification includes clean environment space with air conditioning and storage and work activities.

Terms

The property is available on a new FRI lease on terms to be agreed.

EPC

The property has a current rating of 67 C.

Additional Information

Business Rates

The Rateable Value for the property is £70,000. For business rates information, applicants should enquire directly with South Cambridgeshire Council: [Business rates - South Cambs District Council](#). For the year commencing 1 April 2023, rates payable are normally charged at 54.6p in the pound.

Services

Mains drainage, water, gas and electricity are believed to be available to the Property. Interested parties are, however, advised to make their own enquiries to the relevant service providers.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

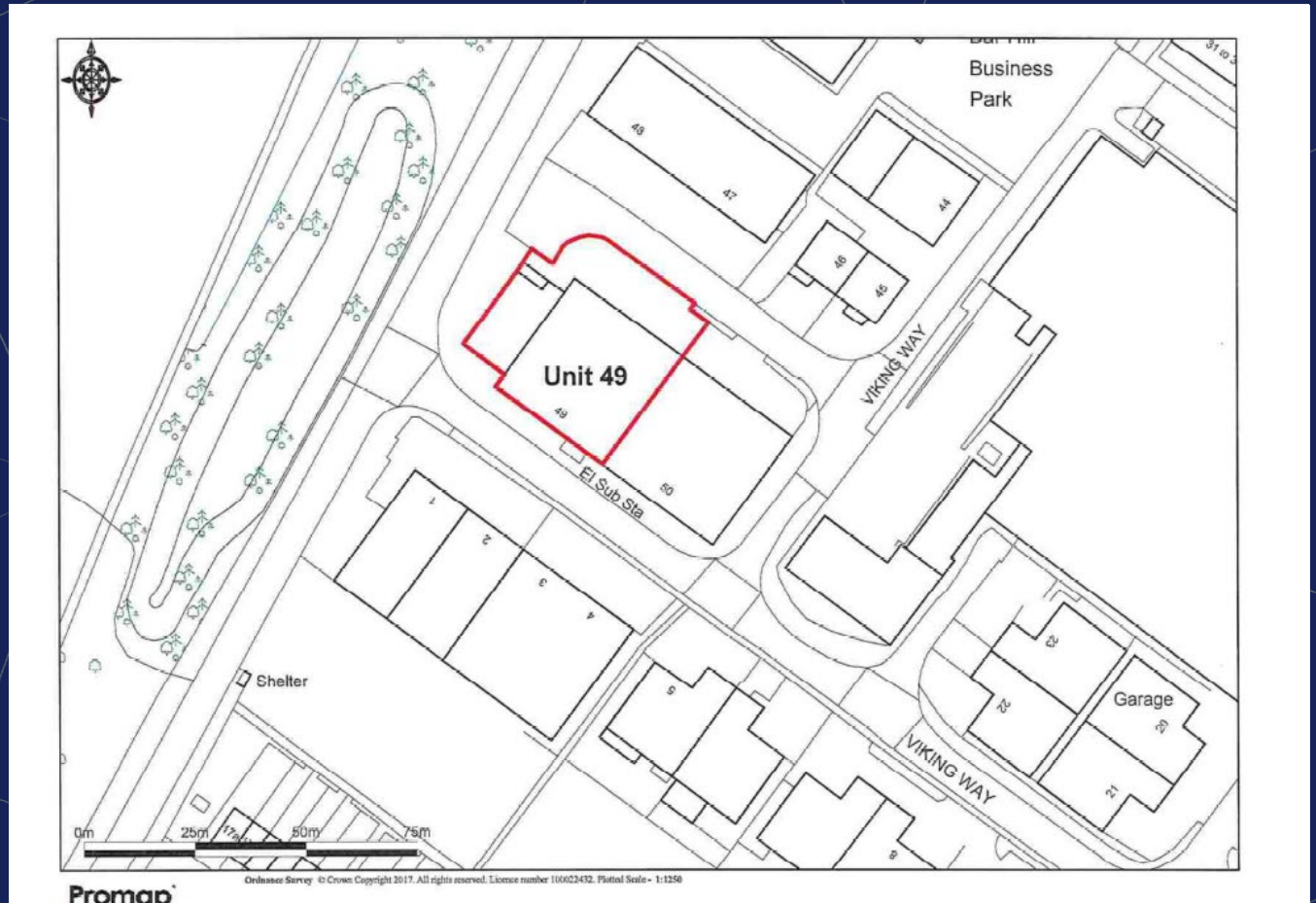
Viewings

Viewings are strictly by arrangement with the Letting Agents.

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

Description	Sq ft	Sq m
TOTAL	12,671	1,177



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December 2024