

AVAILABLE FROM DECEMBER 2024



UNIT 2A PAPWORTH BUSINESS PARK, STIRLING WAY, PAPWORTH EVERARD, CAMBRIDGE
CB23 3GY

TO LET | INDUSTRIAL / WAREHOUSE UNIT: 19,132 SQ FT (1,777.37 SQ M)


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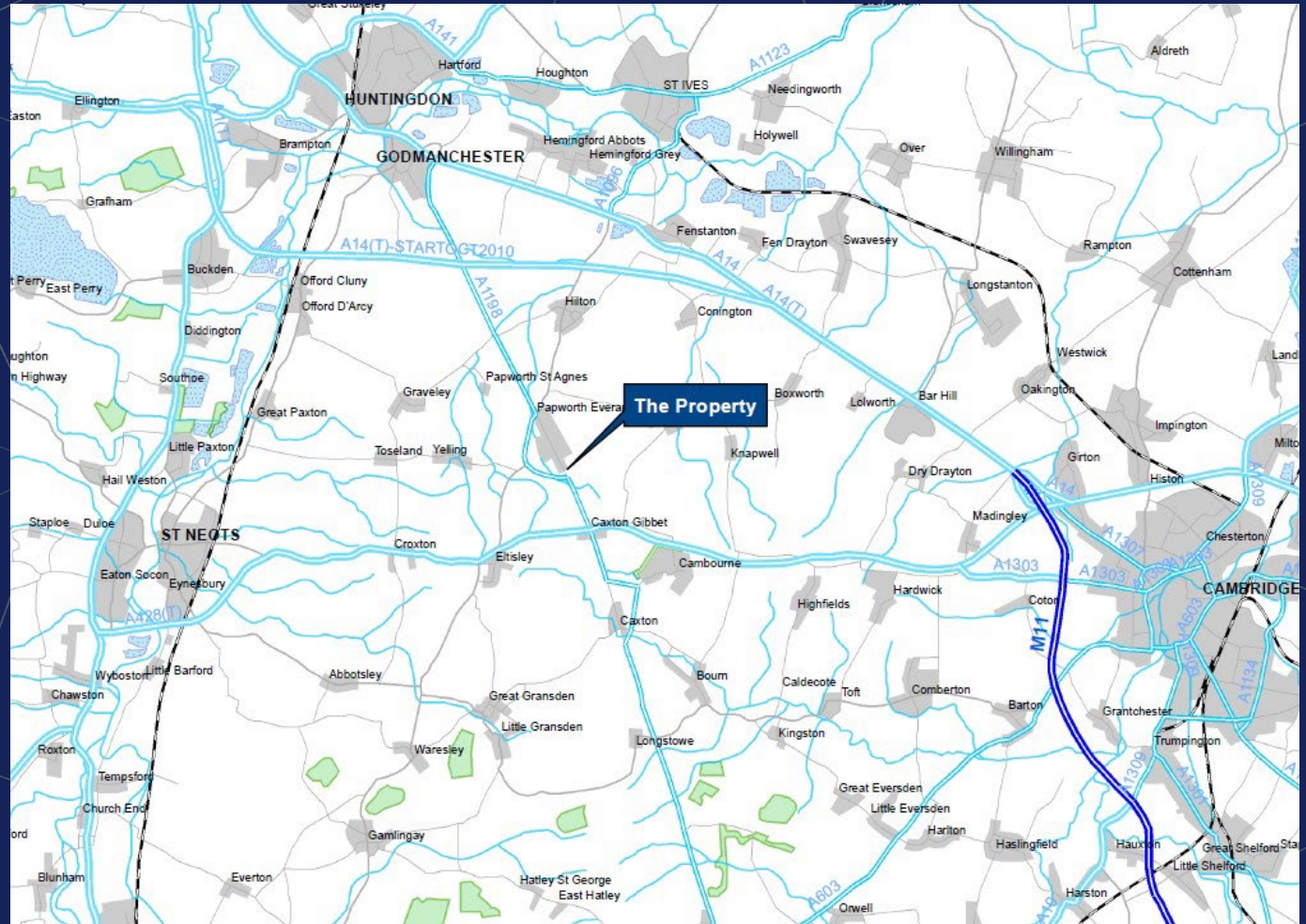
LOCATION

Papworth is located approximately 11 miles west of Cambridge, seven miles south of Huntingdon and 16 miles north of Royston. It is located at the junction of the A428 and A1198 which provides good accessibility to the M11, A14, A10 and A505 roads. The A1198 provides direct access to the new stretch of A14 approximately 4.5 miles to the north, providing excellent access to the A1 and A1(M).

Major upgrades to the A428 have recently commenced, with a £1bn investment to improve the route between the Black Cat roundabout and Caxton Gibbet, immediately to the south of Papworth. This will provide a new 10 mile stretch of dual carriageway, connecting the Black Cat roundabout and Caxton Gibbet roundabout and will further enhance Papworth as an industrial and distribution location. Works are due to be finished in 2027.

The Property itself is situated at the entrance to Papworth Business Park which is on the southern fringe of Papworth village. It has a good degree of prominence onto Ermine Street.

The Park is a long-established industrial location and houses occupiers such as: Supply Plus, Papworth Furniture, Kale & Damson, Swiss Laundry, Frederic Smart and Cambridge University.



SUMMARY



Description

The Property is a modern detached industrial / warehouse unit constructed in the early 2000's. The site is self-contained and securely fenced.

Specification includes:

- Low site cover providing a large, secure yard;
- Steel portal frame construction, with part brick/block elevations & steel profile cladding above and to the roof;
- 7.0 m clear height to warehouse;
- Three surface-level loading doors;
- 27m yard depth;
- Two-storey offices to the front incorporating a full-height glazed reception area, suspended ceilings, recessed lighting and air-conditioning;
- LED lighting throughout;
- 42 car parking spaces.

Terms

The property is available on a new lease directly with the landlord on terms to be agreed.

Quoting rent available on application.

Additional information

EPC

Energy rating C 63. EPC available upon request.

Business Rates

The Rateable Value for the property is £130,000. For business rates information, applicants should enquire directly with Cambridgeshire District Council: <https://www.scambs.gov.uk/> For the year commencing 1 April 2024, 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.

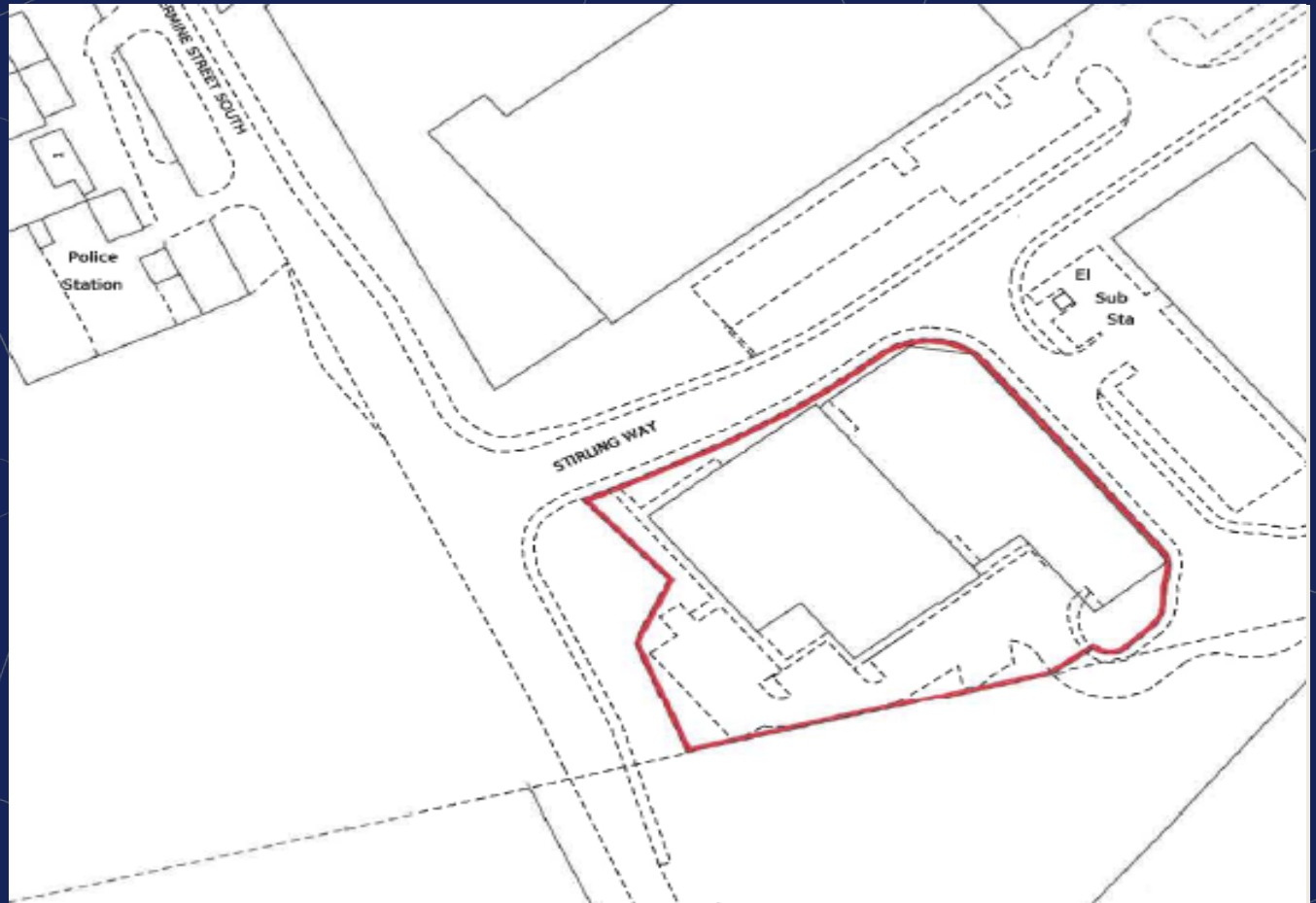
Viewings

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
Ground floor warehouse	12,996	1,207.33
Ground floor offices & reception	3,082	286.32
First floor offices	3,054	283.72
Total	19,132	1,777.37



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July 2024