

# INDUSTRIAL TO LET

90 - 92 COWLEY ROAD  
CAMBRIDGE  
CB4 0DL

**6,667 sq ft**  
**619.38 sq m**

- Industrial warehouse unit with mezzanine
- 5 roller shutter doors
- Excellent location close to A14
- 7.83m maximum eaves height
- 4.60m minimum eaves height
- 5 Minute Walk to Cambridge North Railway Station
- The existing occupier is relocating



**Carter Jonas**

## LOCATION

90 - 92 Cowley Road is situated within the world renowned and historic university city of Cambridge. Located within Cambridge's Northern Fringe Cluster which is noted as one of the most prominent and accessible locations in Cambridge. Local occupiers include Veolia, Coulson Building Group, Stagecoach and Abbey Tyre.

The entrance to the site is along Cowley Road, which is accessed via Milton Road and Cambridge North Railway Station. The A14 is situated 0.5 miles away and the site is strategically positioned off Junction 33, just 3 miles east of the M11 (Junction 14) which links to Stansted Airport. With close access to the Cambridge North Station, Cambridge Central is only 10 minutes away with London Kings Cross is approximately 48 further. The direct line to London Kings Cross runs every 30 minutes from Cambridge North and every 15 minutes from Cambridge Central. The nearby Cambridgeshire Guided Busway provides frequent public transport along the A14 corridor linking Huntingdon and St Ives to Central Cambridge and Addenbrookes hospital, the Biomedical Campus and Trumpington to the South.

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

On application. A new lease is available on new terms to be agreed.

## LEGAL COSTS

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

## DESCRIPTION

The 0.33 acre corner plot is situated on Cowley Road. There are two adjoining industrial warehouses one site which are of steel portal frame construction with pitched roofs. There is an additional single storey workshop attached to the side of the main warehouse which provides further storage and workshop space. There are 5 roller shutter doors, one of which is electric. The existing buildings are operating as a specialist car sales and servicing garage with associated car parking to the front. There are two WCs and gas is installed.

## ACCOMMODATION

Ground floor - 5,413 sq ft  
Mezzanine - 696 sq ft  
Office - 558 sq ft  
Total: 6,667 sq ft GIA

There is an additional open storage area comprising 306 sq ft

## RATEABLE VALUE

Current Rates Payable (2022/23): £27,136 per annum  
Interested parties are advised to confirm the rateable value by contacting the Local Authority direct.

## EPC

EPC: E - 101

## VAT

We understand that VAT is payable on the rent.

## 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.

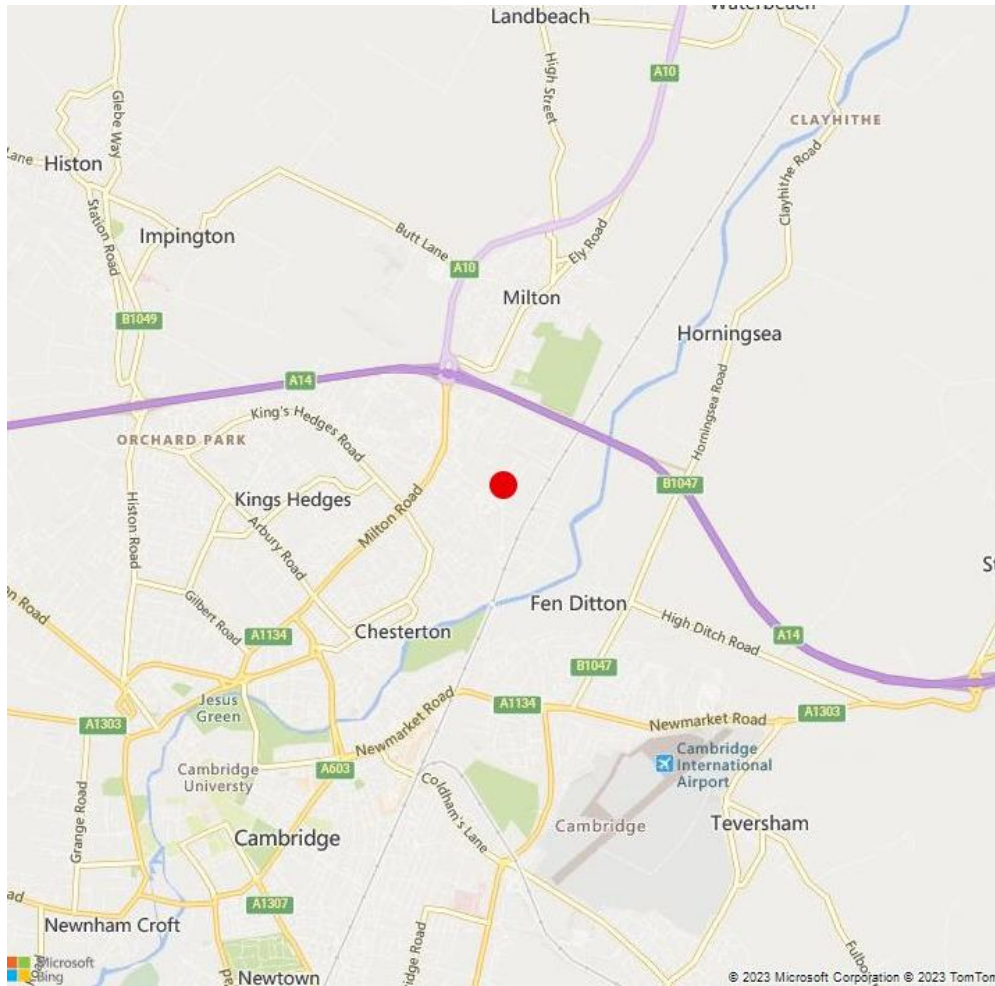
## VIEWING

Strictly by appointment with agents.



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## 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. May 2023.

## AERIAL PLAN



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