

INDUSTRIAL TO LET

9 - 10 VIKING WAY
BAR HILL
CAMBRIDGESHIRE
CB23 8EL

7,236 sq ft
672.2 sq m

- Industrial warehouse unit with mezzanine
- Excellent access to A14 and M11
- Close proximity to amenities
- Suitable for industrial, workshop or R&D
- 2.82m minimum eaves
- £64,000 per annum exclusive



LOCATION

Viking Way Industrial Estate, Bar Hill located on the A14 and is within close proximity to Cambridge and Huntingdon. The newly improved A14 provides excellent access to M11, A1 and further UK road network.

The property situated along Viking Way which provides good access to local amenities such as Tesco and Costa Coffee.

DESCRIPTION

The property is a detached industrial unit with office accommodation to the front and industrial space to the rear. There is a high amount of office space which would make it suitable for R&D uses.

The offices are split into a series of rooms which benefit from a separate kitchen, toilets and meeting rooms. The offices benefit from A/C.

The industrial space is relatively open plan with some removable partitioning in place and has a minimum eaves height of 2.82m with one roller shutter door to the front and three phase electric supply. There are 22 car parking spaces to the front which include a fast charging electric car port. There is scope to increase the size of the parking / yard to the rear should an incoming tenant require. The parking / yard benefits from two sets of double gates and the whole site is perimeter fenced.

TERMS

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

RENT

£64,000 per annum exclusive

ACCOMMODATION

Ground floor – 4,664 sq ft
Ground floor office – 2,057 sq ft
First floor mezzanine – 515 sq ft
Total: 7,236 sq ft GIA

RATEABLE VALUE

Current Rates Payable (2022/23): £22,016 per annum
Interested parties are advised to confirm the rateable value by contacting the Local Authority direct.

EPC

EPC: D – 80

VAT

VAT is not payable on 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.

LEGAL COSTS

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

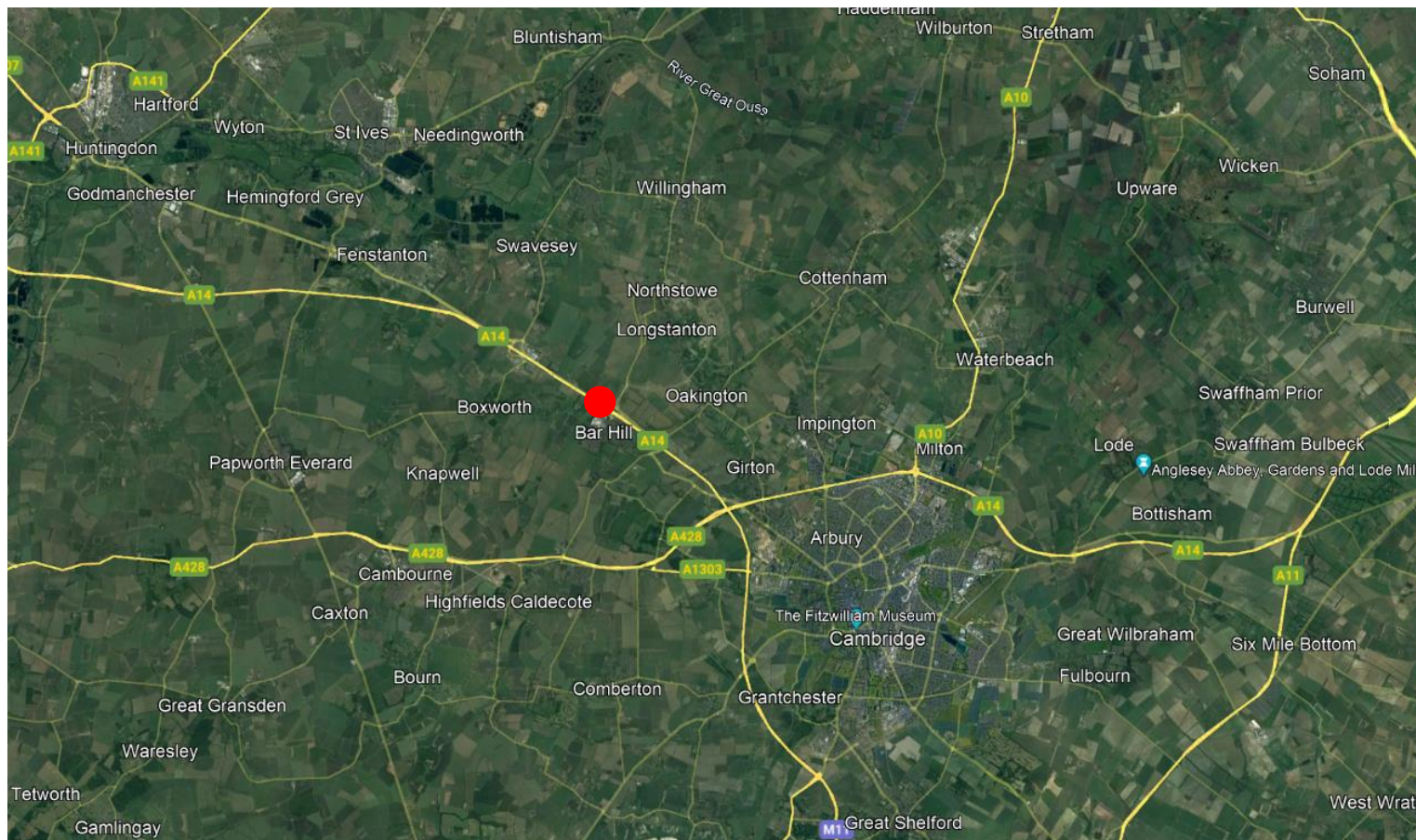
VIEWING

Strictly by appointment with agents.



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LOCATION MAP



Source (Google Maps)

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. August 2023.

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