

# INDUSTRIAL / WAREHOUSE FREEHOLD

## FOR SALE

70 REACH ROAD  
BURWELL  
NEWMARKET  
CAMBRIDGESHIRE  
CB25 0AH

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16,290 sq ft  
1,513.48 sq m

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- Detached warehouse unit
- 1.4 acre site with low site coverage (20.58%)
- Open plan warehouse spilt into 3 bays
- Vacant possession in September 2024 or can be sold with the tenant in situ on new lease terms.



**Carter Jonas**

### LOCATION

The property is located in Burwell, a village and civil parish of Cambridgeshire. The property is approximately 12 miles northeast of Cambridge and 5 miles northwest of Newmarket. Situated on the outskirts of Burwell, the property is nearby the established Meadow View Industrial Estate.

The location benefits from close proximity to the A14 (9 mins) and A11 (15 mins) providing strong links to the wider national road networks via the A1 (33 mins), M11 (19 mins) and M25 (50 mins). The closest train station to the property is Newmarket (6.9 miles), providing hourly connecting services to Cambridge.

### DESCRIPTION

Unit 1 is an industrial unit of steel portal frame construction and pitched roof with profile metal sheet cladding to the elevations and roof. Unit 2 is of a similar construction.

The site comprises approximately 1.4 acres with a site coverage of approximately 20.58%. The property is surrounded by a gated secure yard of approximately 1.1 acres, with forecourt car parking situated at the front. The site access from Reach Road is also gated.

Unit 1 internally benefits from concrete power floated floors and suspended fluorescent lights There are 5 roller shutter doors serving access to all perimeter sides of the building and minimum eaves height of 6.5m rising to 7.25m.

There is two storey office accommodation (9.4% office content) and a small mezzanine. The principal warehouse area is predominately open plan.

### ACCOMMODATION

	Sq M	Sq Ft
Unit 1	1,405.62	15,130
Unit 2	107.86	1,161
<b>Total</b>	<b>1,513.48</b>	<b>16,290</b>

**Additional space not accounted for 120.12 sq m / 1,292 sq ft – further detail can be provided by the agent.**

### RIGHTS OF WAY

There is a Right of Way for the neighboring property to utilise the track adjacent to Reach Road. A Right of Way will also be reserved by the Vendor to access the land to the northwest of the property. More details can be provided on request from the agent.

### LEASE DETAILS

The property is let to Armtrac Limited (03915015) on a 5 year term from September 2021 paying £85,000 per annum (£5.21 per sq ft) and is outside of the act. The lease is FRI subject to a photographic schedule of condition. There is a mutual break and an open market upward only rent review at 3rd anniversary of the term. Lease is available by the agent. **The mutual break has been exercised by the vendor to allow for vacant possession in September 2024 or the lease can be renewed with the tenant remaining in situ.**

### TENANCY INFORMATION

Armtrac Limited are a privately owned explosive ordnance disposal company based in Cambridgeshire. They design, manufacture and sell highly specialist demining machinery that can be both directly and remotely operated. <https://armtrac.net/>. Armtrac currently possess a financial risk score of 72 - Very Low Risk

### BUSINESS RATES

Rateable value: £78,000  
Estimated rates payable: £39,936

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

### PLANNING USE

We understand that the property currently has permission for Use Class B2 and B8 of the Town and County Use Classes Order 1987, as amended. Interested parties are advised to contact the Local Authority to confirm this.

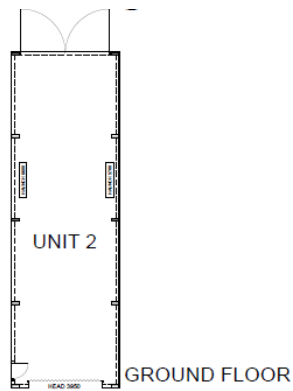
### TENURE

Freehold available

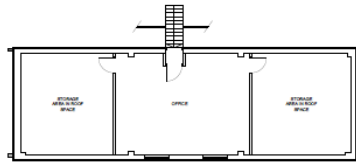
### EPC

The current EPC rating is C - 65.

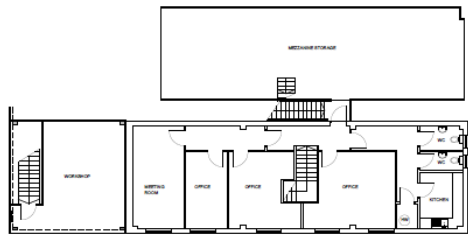




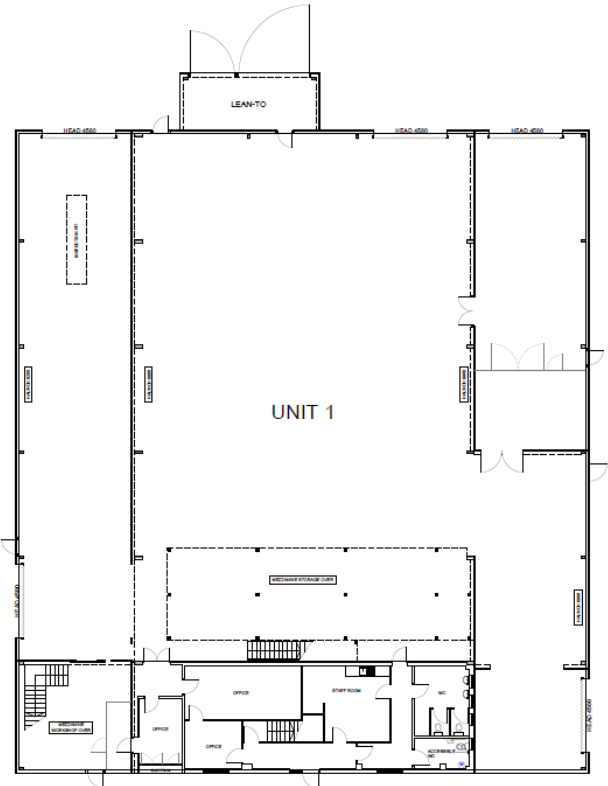
GROUND FLOOR



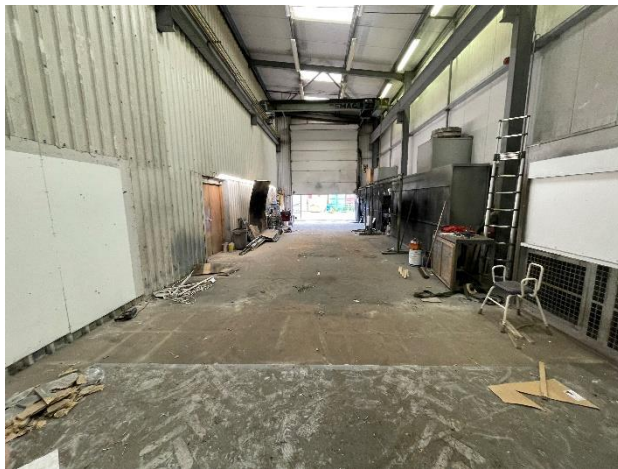
SECOND FLOOR / MEZZANINE



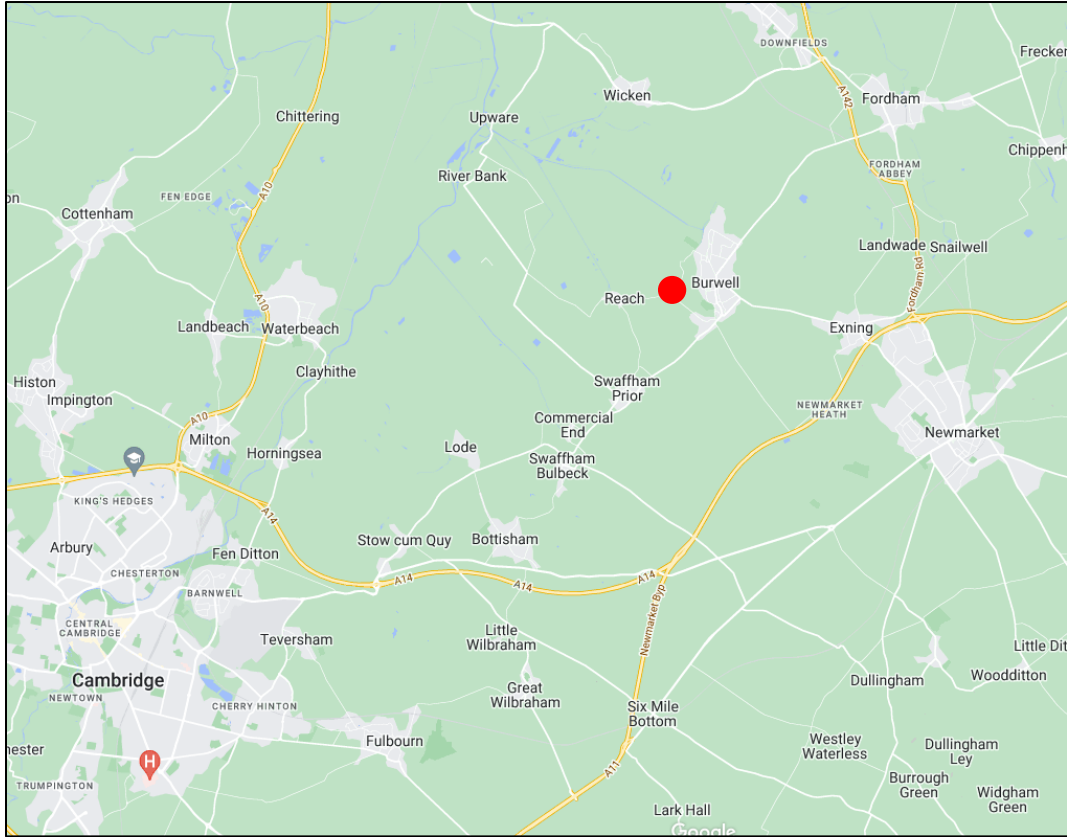
FIRST FLOOR / MEZZANINE



GROUND FLOOR



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## PRICE

POA

## VAT

We assume the sale will be treated as a TOGC.

## ANTI MONEY LAUNDERING

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from 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 Carter Jonas.

## 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. March 2024.

## CONTACT

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