

# STORAGE LAND TO LET

Fox Burrow 1, Copley Hill Business Park,  
Babraham Road,  
Cambridge, CB22 3GN



## Approx. 0.4 Ha (1 Acre)

- Level and surfaced open-storage compound
- Toilet facilities
- Fully serviced with electrics, telephone and drainage
- Good access to major road network
- Fully fenced and secure

**TO LET**

## LOCATION

Copley Hill Business Park is located 3 miles south of Cambridge on the A1307 (Babraham Road), offering excellent access to the A11/M11 major roads. Frequent trains to London Liverpool Street are serviced by Great Shelford Railway Station (approximately 3 miles) and the park is conveniently located for Stansted Airport, 20 miles further south via the M11. There is a bus service passing the entrance to the Park (no. 13 Haverhill to Cambridge). A recently constructed cycleway links the Park to the centre of Cambridge.

There are various shops and excellent public houses in the nearby villages of Babraham, Great Shelford and Stapleford.

## DESCRIPTION

The business park offers an established and thriving business location. There is ample car parking and common recreational areas available for use by the tenants. An on-site cafe with meeting rooms is also available for use by tenants.

The premises comprises of a storage compound surfaced with tarmac plantings. The compound benefits from a boundary fence, entrance gate and toilet block connected to mains drainage, electricity and telephone services.

The site comprises approximately 0.4 Hectares (1 Acre).

## LEASE

The accommodation is available by way of a new lease for a term of 7 years with a rolling break option any time after the first year on providing 12 months notice.

Rent £29,000 including service charge. The land is available from mid-February 2019.

## RATEABLE VALUE

Rateable Value £29,000. Interested parties should check amount payable with South Cambridgeshire District Council Revenue Services on 01954 713 112.

## LEGAL COSTS

There is a standard lease. The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs, up to £300.

## ENERGY PERFORMANCE CERTIFICATE

n/a

## VIEWING

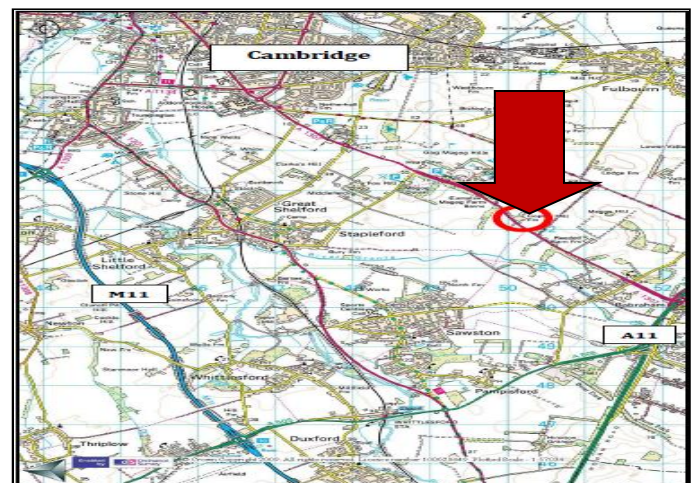
Strictly by appointment only with

t: 01223 873195 or 07770 624769

e: [jg@goodmanproperty.co.uk](mailto:jg@goodmanproperty.co.uk)

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