

INDUSTRIAL UNIT TO LET

Unit 17 Wyndmere Park
Ashwell Road,
Steeple Morden, Royston
SG8 0NZ



Approx. 149.3 Sq m (1,607 Sq ft)

- New warehouse unit with yard to rear
- Good access to A1 and A505
- To let on a new lease

TO LET

LOCATION

The property is located in the village of Steeple Morden, approximately 5 miles west of Royston and 15 miles south west of Cambridge.

The location provides excellent access to the A505 and A1, and the regions road network.

DESCRIPTION

The property comprises of a mid-terrace industrial unit with corrugated steel walls, electric up and over roller doors, an insulated roof with rooflights, and a concrete floor with w.c facilities.

Parking is available immediately outside the unit. There is a small enclosed fenced yard area to the rear with access through the unit itself. The park is monitored by CCTV and there is a gated access which opens automatically between 7am and 6pm each day.

The property has the following gross internal floor areas:

Total 149.3 sq m (1,607 sq ft).

LEASE

The property is available on a new internal repairing and insuring lease at a rent of £12,000 per annum plus VAT.

PLANNING

We understand the property is suitable for uses falling within Class B1 (light industrial) and B8 (storage and distribution). Other uses may be permitted and interested parties are advised to make their own investigations of South Cambridgeshire District Council.

ENERGY PERFORMANCE

The EPC rating is B 37.

RATEABLE VALUE

To be assessed.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on (01954) 713113.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

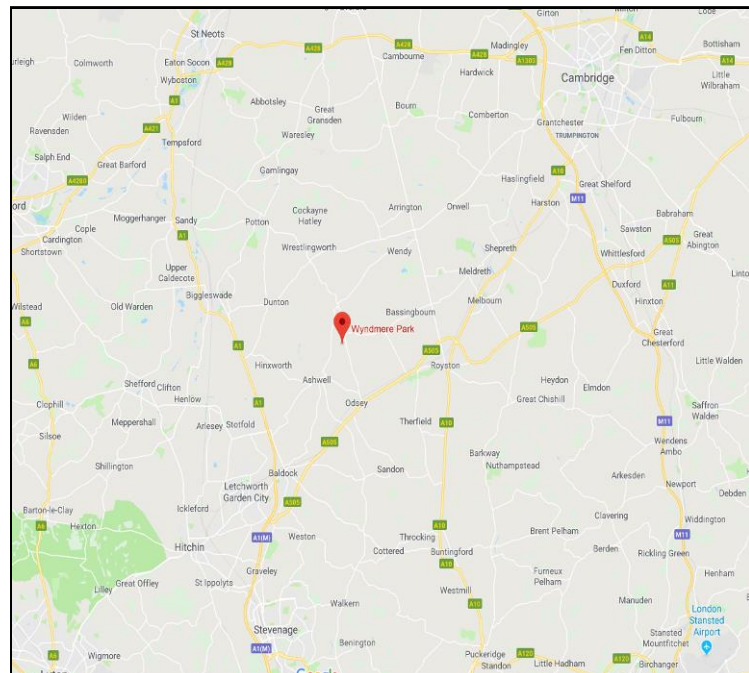
Strictly by appointment only with Johnny Goodman at Goodman Property

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