

Phase II Glenmore Business Park

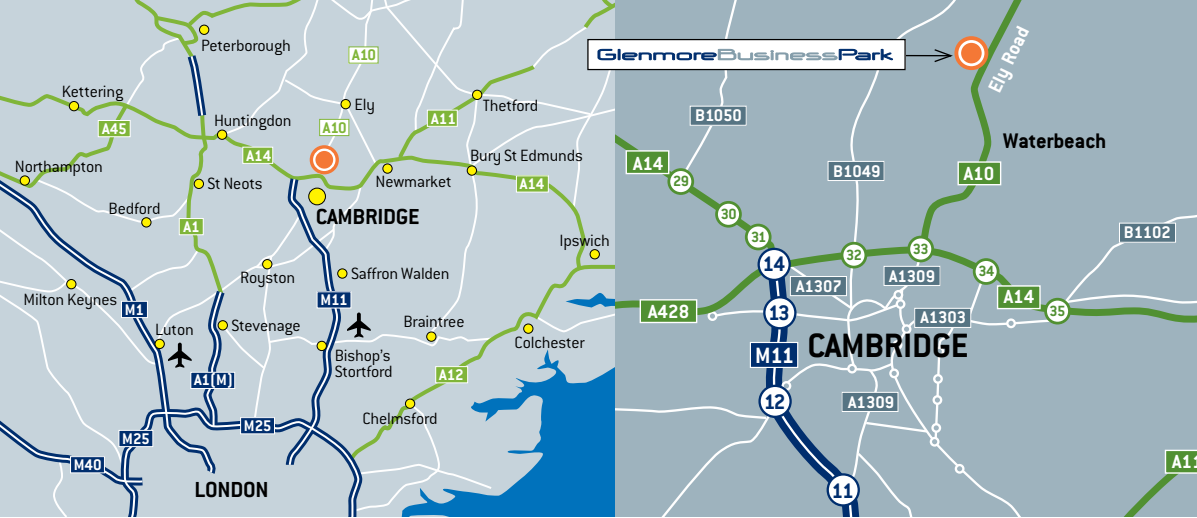
ELY ROAD, WATERBEACH, CAMBRIDGE, CB25 9PG

FREEHOLD
FOR SALE
OR TO LET



NEW DEVELOPMENT OF INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNITS
1,184 – 11,840 sq ft SET IN A LANDSCAPED BUSINESS PARK LOCATION





LOCATION

Located immediately adjacent to the A10, Glenmore Business Park lies just to the north of Cambridge, around three miles from the A14 Milton junction. It benefits from prominent road frontage to the A10 and is situated next to Cambridge Research Park. It is a mixed use location with a range of offices and high technology buildings, as well as industrial, warehouse and trade counter operators.

PHASE II ACCOMMODATION SCHEDULE

Unit No.	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft
BLOCK D			
17	786	398	1,184
18	786	398	1,184
19	786	398	1,184
20	786	398	1,184
21	786	398	1,184
22	786	398	1,184
23	786	398	1,184
24	786	398	1,184
25	786	398	1,184
26	786	398	1,184
BLOCK E			
27	926	463	1,389
28	926	463	1,389
29	926	463	1,389
30	926	463	1,389

DESCRIPTION

Following the success of Phase I, construction has now started on Phase II of Glenmore Business Park which will provide 14 new high-quality industrial/business units arranged in Blocks D & E with individual unit sizes of 110 sq m (1,184 sq ft) and 129 sq m (1,389 sq ft) respectively although these could be combined to create larger units if required.

TENURE

Freehold or Leasehold.

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed.

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

RENT & PRICE

On application.

VAT

VAT will be payable on the price/rent.

SPECIFICATION

The building specification includes:

- High quality mini-rib cladding
- Powder-coated aluminium windows and doors
- Ground floor loading of 15kn/m²
- First floor suitable for fit out as offices (subject to necessary consents/regulations)
- Minimum 3m clearance under first floors
- Insulated steel-clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Allocated parking
- Mains water, gas, telecom and 3 phase electricity to all units

BUSINESS RATES

To be assessed.

PLANNING

Planning consent for the development has been granted under the reference S/1141/08/F and the scheme is suitable for a range of B1, B2 and B8 uses.



The above floor areas are approximate, gross internal, scaled off plan.

IMPORTANT NOTICE

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