

# GlenmoreBusinessPark

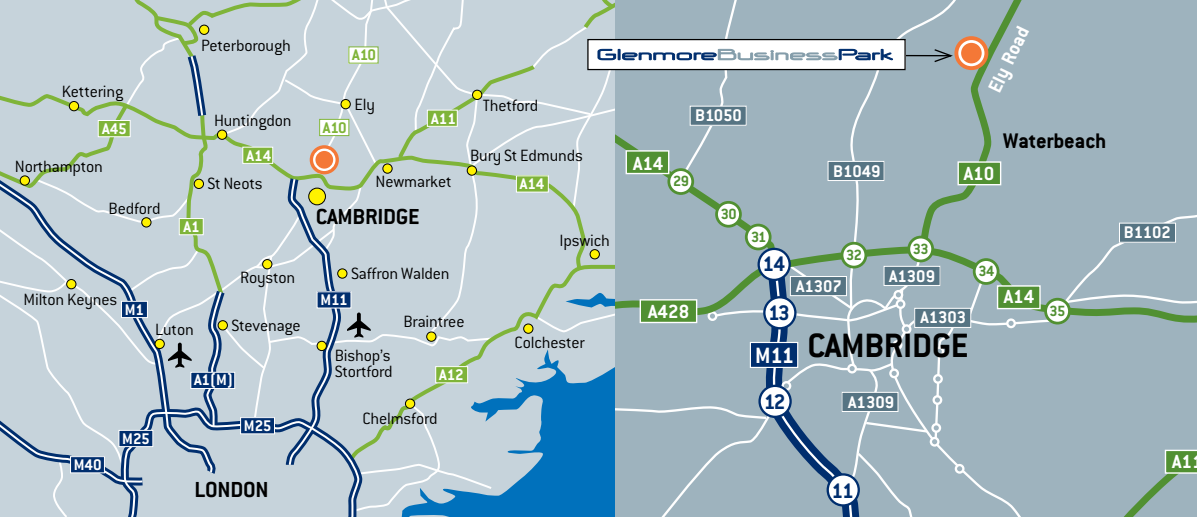
ELY ROAD, WATERBEACH, CAMBRIDGE, CB25 9PG

FREEHOLD  
FOR SALE  
OR TO LET



**NEW DEVELOPMENT OF INDUSTRIAL/WAREHOUSE/TRADE COUNTER UNITS**  
**1,012 – 9,430 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 IQ Cambridge (formerly 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 I ACCOMMODATION SCHEDULE

Unit No.	Ground Floor Sq Ft	First Floor Sq Ft	Total Sq Ft
<b>BLOCK A</b>			
1	3983	732	4,715
2	3983	732	4,715
<b>BLOCK B</b>			
3	538	474	1,012
4	538	474	1,012
5	538	474	1,012
6	538	474	1,012
7	538	474	1,012
8	538	474	1,012
9	538	474	1,012
10	538	474	1,012
<b>BLOCK C</b>			
11	1,055	527	1,582
12	1,055	527	1,582
13	1,055	527	1,582
14	1,055	527	1,582
15	1,055	527	1,582
16	1,055	527	1,582

## DESCRIPTION

Glenmore Business Park is a new development of business and industrial units on a site of approx. 2 acres. The first phase comprises 16 high quality industrial/business units arranged in three blocks with unit sizes ranging from around 94 sq m (1,012 sq ft) to 438 sq m (4,715 sq ft).

## 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:

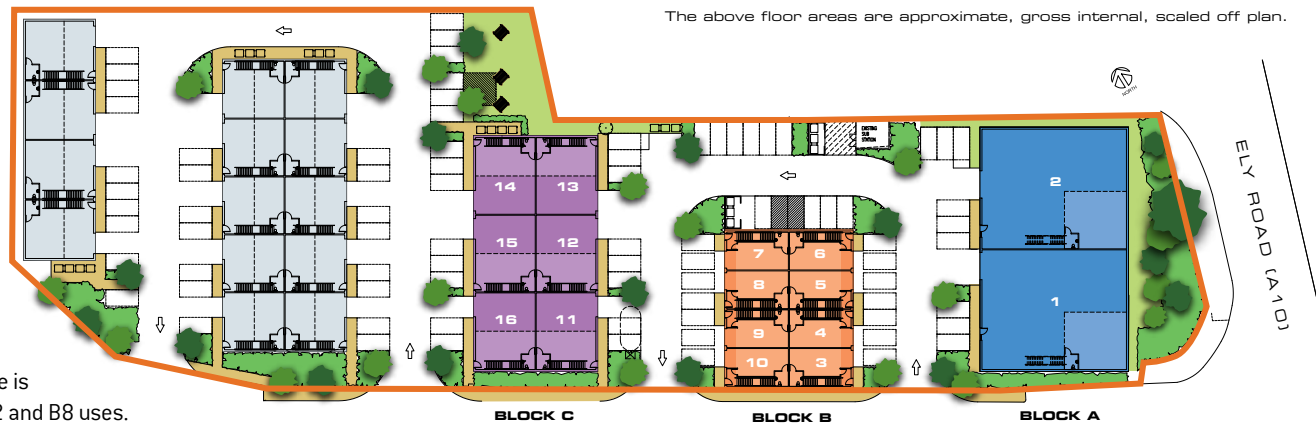
- **High quality mini-rib cladding**
- **Powder-coated aluminium windows and doors**
- **Ground floor loading of 15kn/m<sup>2</sup>**
- **First floor suitable for fit out as offices** (subject to necessary consents/regulations)
- **Minimum 3m clearance under first floors**
- **Insulated steel-clad roof 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.

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