PHASE 1
FOR SALE & TO LET
NEWLY BUILT WAREHOUSE AND BUSINESS UNITS FROM 1,624 to 46,924 sq ft

A development by:
www.cambridgesouth.co.uk
THE PARK

Cambridge South is a brand new development of high specification warehouse and business units situated within the established commercial district of Dales Manor Business Park, Sawston.

The Business Park is favoured by leading occupiers including Vindis, Unisurge, Cambridge University Hospitals and Morgan Sindall alongside a range of local and regional businesses. The scheme is well located in close proximity to Cambridge City and Sawston Town Centres, linking to the M11, A11, A505 and A14.

Cambridge South provides a pleasant landscaped setting for businesses with features including environmental friendly buildings, covered bicycle stands and dedicated car parking.

The park benefits from detailed B1(c), B2 and B8 planning consent.
The consented scheme provides a gross external floor area of 68,015 sq ft which is configured as follows:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Ground Floor (sq ft)</th>
<th>First Floor (sq ft)</th>
<th>Total (sq ft)</th>
<th>Total (sq m)</th>
<th>Parking Spaces</th>
<th>Yard Depths (Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>19,055</td>
<td>2,979</td>
<td>22,034</td>
<td>2,047</td>
<td>43</td>
<td>33</td>
</tr>
<tr>
<td>2</td>
<td>11,305</td>
<td>1,056</td>
<td>12,361</td>
<td>1,148</td>
<td>20</td>
<td>33</td>
</tr>
<tr>
<td>3</td>
<td>11,444</td>
<td>1,085</td>
<td>12,529</td>
<td>1,164</td>
<td>20</td>
<td>33</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>46,924</strong></td>
<td><strong>4,359</strong></td>
<td><strong>83</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Units 1-3 are available from 12,529 to 46,924 sq ft
- Units 5-8 and 10-13 are available
- Units can be combined as required to desired areas
- B1(c), B2 + B8 planning
Our 13 new industrial, warehouse and business units are situated 7 miles south of the University City of Cambridge. Sawston enjoys a catchment population of 19,000 people within 3 miles of the site. The town centre provides a broad range of amenities including a supermarket, building society, bakery, and a range of shops, pubs and restaurants.

Sawston enjoys excellent road connectivity with easy access to Cambridge City via the A1307 and the wider region via the A505, M11, A11 and A14. Mainline rail links on the Cambridge/London Liverpool Street line are available from the nearby villages of Great Shelford and Whittlesford Parkway. Services from Cambridge City train station run regularly in to London’s Kings Cross Station.

CONTACT US
Please contact the joint agents for more information or to arrange a viewing.

Ben Le Coq
07776 181799

Rupert Dando
07813 624276

Katy Kenealy
07892 704393

Izzy Vyvyan
07825 674610

Philip Ridoutt
07807 999036

Hugo Jack
07525 824571

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Savills and Carter Jonas have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any area or measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Savills and Carter Jonas have not carried out a survey, nor tested services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health and Safety, please ensure that you take due care when inspecting the property.