

Distribution Warehouse



FOR SALE

11/12 Pembroke Avenue, Denny End Industrial Estate,
Waterbeach, Cambridge, CB25 9QP

2,528.7 sq m (27,209 sq ft) on a site of 1.52 acres

- Located in an established commercial area close to Cambridge Science Park and 3 miles from the A14/A10 junction
- 8m eaves height, multiple loading doors and extensive canopy
- Detached self-contained warehouse building with fenced yard and external storage area
- Rarely available freehold tenure

savills.co.uk
01223 347000

Unex House
132-134 Hills Road
Cambridge
CB2 8PA



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LOCATION

The property is situated on Denny End Industrial Estate, which lies on the northern edge of Waterbeach, adjacent to the A10 which connects with the A14, three miles south. Waterbeach is approximately 7 miles north of Cambridge city centre. The A14 connects to the motorway network at the M11, A1(M), M1 and M6 to the west.

Major occupiers on the estate include Cambridge Vacuum Engineering, Pulsar, AIM Composites and Ede & Ravenscroft.

Approval has just been given for the development of Waterbeach with an ambition to provide 11,000 homes, Park and Ride facility and amenity provisions.

DESCRIPTION

The property comprises a detached steel framed warehouse unit with ancillary offices. The warehouse element has an eaves height of around 8m, with concrete floors, loading doors, roof lights and warehouse heating. There are also two 5 tonne cranes.

The offices are split over ground and first floor with stores and WC facilities. The offices have carpets, single glazed windows, heating, air handling cassettes, suspended ceilings, perimeter trunking and fluorescent lighting.

Externally there is a weighbridge and a diesel pump.

There are two telecoms masts, one on the north west corner and the other on the south west corner of the site. Both of which are income producing (£7,887 per annum).

ACCOMMODATION

Description	Use	Sq M	Sq Ft
Ground	Industrial	2,353.3	25,321
Ground	Office & Ancillary	87.7	944
First	Office & Ancillary	87.7	944
Subtotal		2,528.7	27,209
Ground	Canopies	342.8	3,689

TERMS

The property is available on a freehold basis at a price of £2,250,000 exclusive.

BUSINESS RATES

The Valuation Office website assessment states that the current Rateable Value under the 2017 Rating list is £145,000. The current business rates multiplier for 2019/20 is £0.503. We urge applicants to verify the above with South Cambs council.

EPC

The property has an EPC rating of D79. Certificate available upon request.

SERVICES

We understand that all mains services are available to the property, but these and other items of equipment, including the fixtures, fittings and appliances haven't been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The property is subject to VAT.

VIEWING

Strictly by appointment with Savills.

Phillip Ridoutt pridoutt@savills.com 01223 347079

Rupert Dando rupert.dando@savills.com 01223 347037

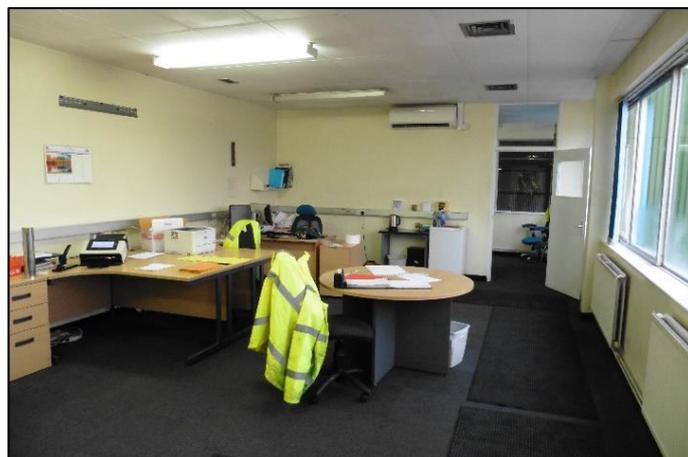
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3. Purchasers must satisfy themselves by inspection or otherwise.
4. Figures quoted in these particulars may be subject to VAT in addition.

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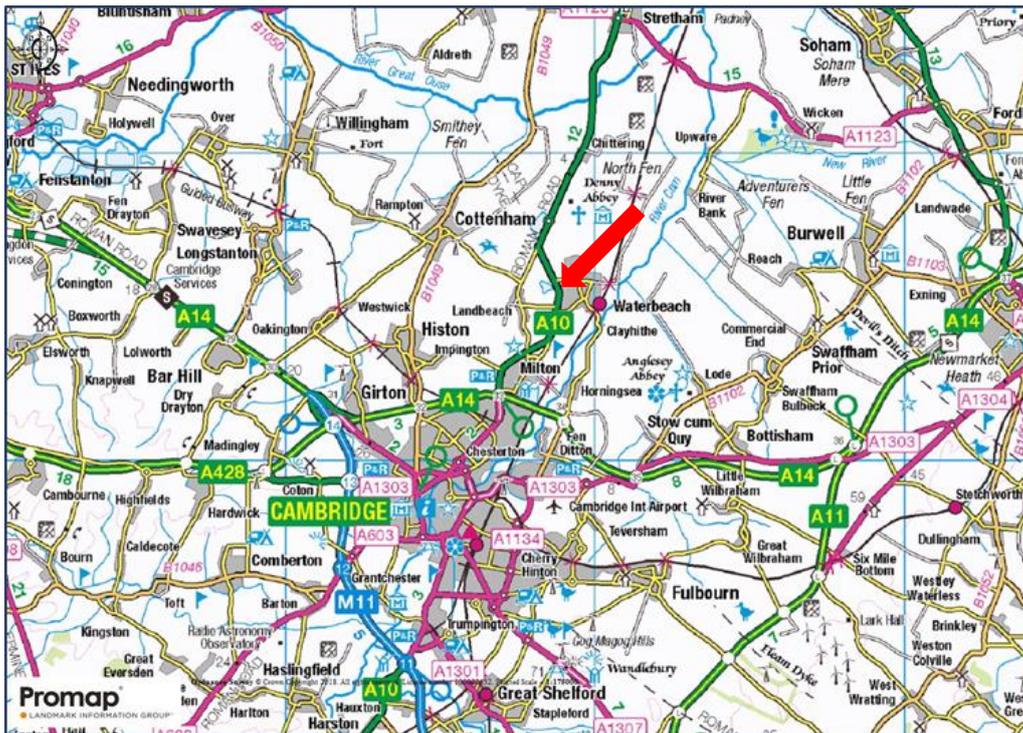
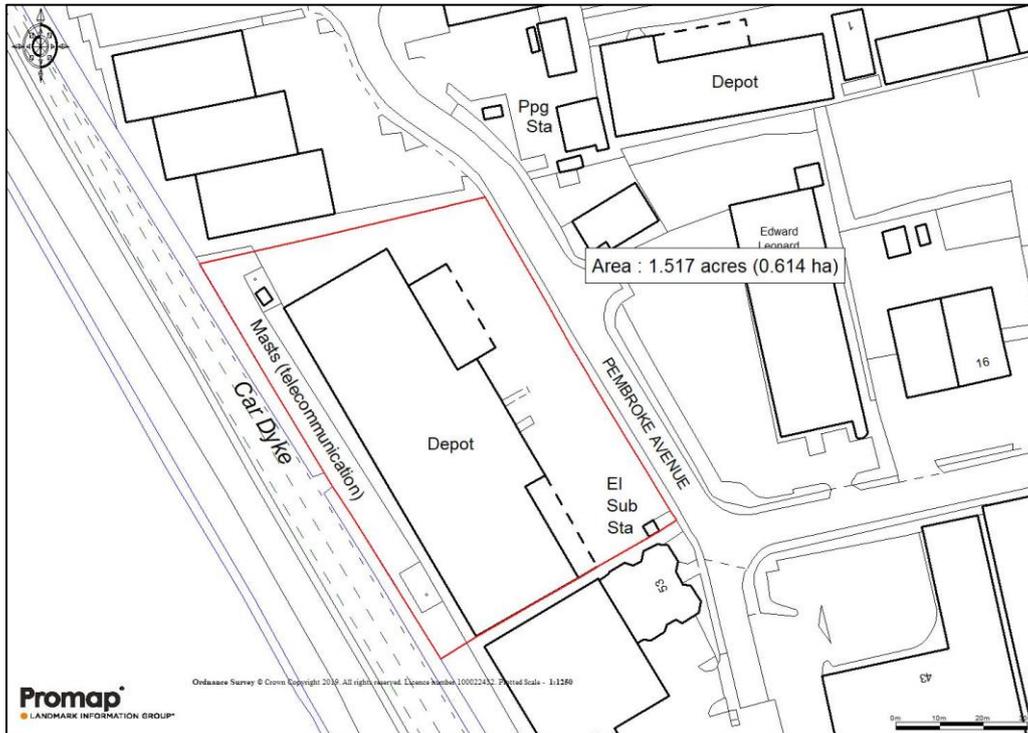


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