

TO LET

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REAL ESTATE

COREP



9C Coldhams Business Park, Cambridge, CB1 3LH

Warehouse 26,737 – 45,875 sq ft

Summary

- Central Location
- 19,138 sq ft Mezzanine (can be removed)
- Planning, design and infrastructure for office / lab / warehouse facility
- 37 allocated car parking spaces
- B1(c) – Light Industrial, B1(b) – R&D, B2 Industrial and B8 Industrial uses
- 45,875 sq ft (GIA)
- Sublease
- Rent - £290,000 pa

Sim Khatkar: 07896940047

Jamie Green: 07776 161534

Mike Ayton: 07836 266687



Modern, high specification warehouse and production facility, situated at the end of a terrace of three warehouse units. The unit is of traditional portal frame construction with profile metal clad elevations. The unit has a fully load bearing mezzanine, originally planned for office accommodation and a dedicated entrance to the west elevation of the building.

Specification

- 7.7m eaves (underside of haunch)
- 2 x dock level doors
- 2 x level access doors
- Planning in place to install additional windows along side elevation
- Fully operational High Specification Chiller in place
- Fully load bearing mezzanine, which can be removed if required.
- Secure access control on main access door
- Existing supply of 350 KVA
- Large loading bay and 37 allocated car parking spaces.

Floor Area	SQ FT (GIA)	SQ M (GIA)
Mezzanine	19,138	1,778
Ground Floor	26,737 (7,599 full height)	2,484 (706 full height)
TOTAL	45,875	4,262

Disclaimer

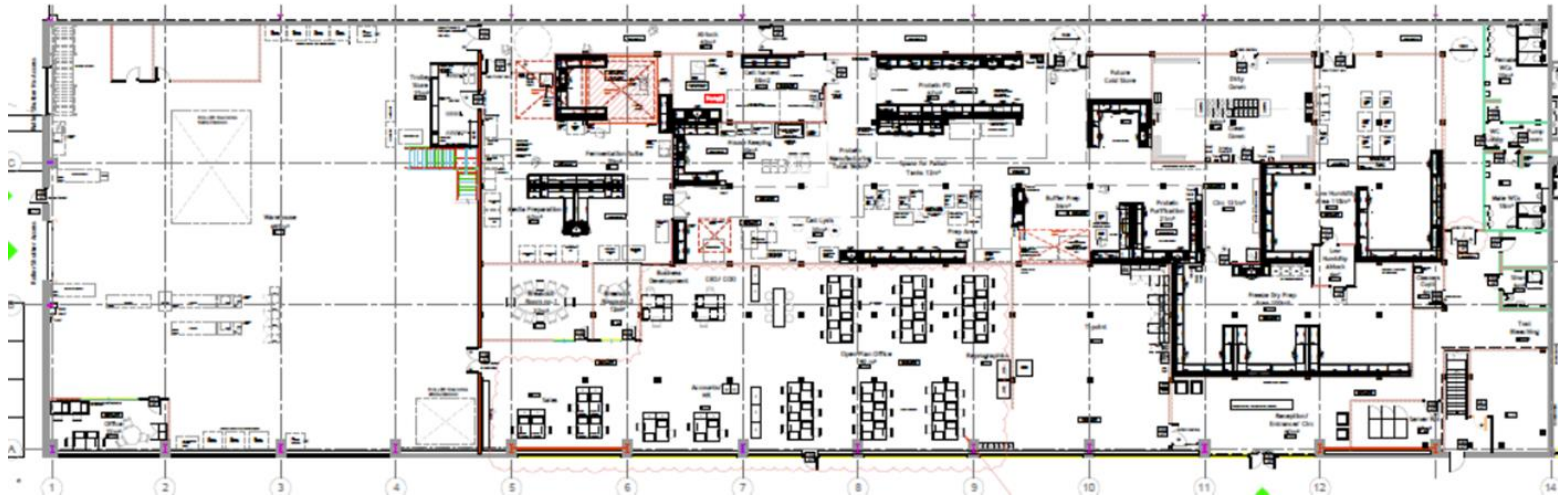
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The Office / Laboratory / Warehouse Opportunity

Please note below CGI's are for original planned build.

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Infrastructure is in place for a self contained office / lab / warehouse facility. Enabling and planning works were completed at significant cost by the occupier, with a full cost plan and programme available on request. The plan was to include:

- Reception area
- Grade A office and meeting rooms.
- Staff breakout area and kitchen
- Server room
- Multiple labs including freeze dry, humidity control, cold room and clean rooms.
- Expansion space planned for first floor mezzanine with permission for windows at first floor.
- A large element of the M&E is being stored in the unit ready for installation.
- The unit has not been occupied since completion of the lease.



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Unit 9C Coldhams Lane

Cambridge

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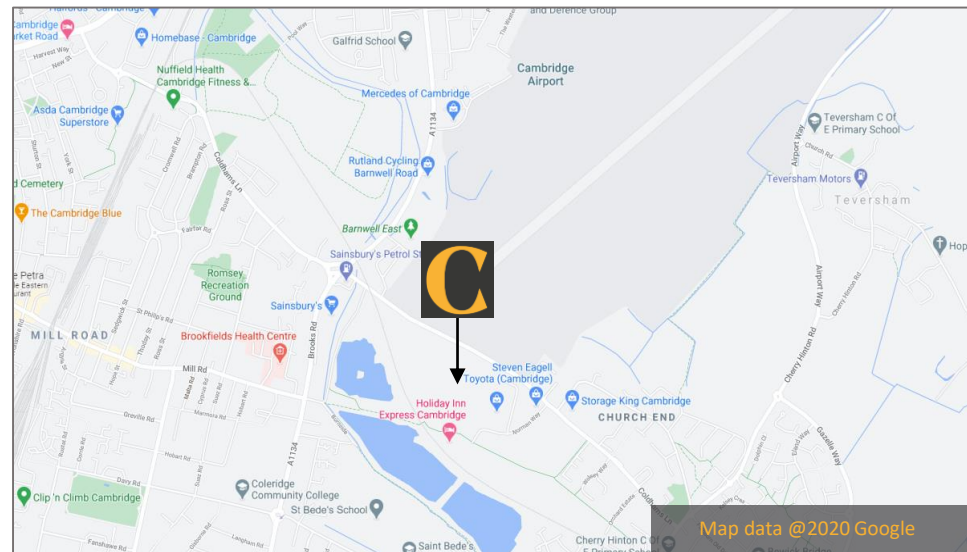
Location

Coldhams Business Park is centrally located in Cambridge City Centre, adjoining Cambridge Airport. The park is located at the interchange to the A14, A11 and M11.

Local bus services serve the city centre as well as a cycle route which provides access to Cambridge mainline station and direct lines to London Kings Cross and London Stanstead.

Coldhams Business Park benefits from a range of amenity including:

- Holiday Inn Express
- David Lloyd Gym
- Mitchells and Butler Pub / Restaurant
- Sainsbury's superstore and petrol station is within ½ mile.



Terms

A new sublease available for a term of years up to 01 July 2027

Rent

The passing rent for the facility is £290,000 per annum
(£10.84 psf excluding mezzanine / **£6.32 psf including mezzanine**)

Energy Performance Rating

EPC Rating – C71

Legal Costs

Each party to bear their own legal costs.

Viewings

Sim Khatkar	07896 940047
Jamie Green	07776 161534
Mike Ayton	07836 266687

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