

TO LET

9A Coldhams Business Park / Cambridge / CB1 3LH

DTRE

Warehouse / R&D Facility/Lab 15,000- 60,875 sq ft GIA



Leasing Summary

- 60,875 sq ft (GIA) incl mezzanine
- Central Location
- 19,138 sq ft Mezzanine (can be removed)
- Planning, design and infrastructure for office / lab / warehouse facility
- 74 allocated car parking spaces
- B1(c) –Light Industrial, B1(b) – R&D, B2 Industrial and B8 Industrial uses
- Assignment or Sublease

Rent

Rent is available upon request with the agents.



The Opportunity

Modern, high specification lab, 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. A small laboratory has been built within the warehouse. The front two storey section is fitted CL II labs and offices.

Floor Area	Sq Ft (GIA)	Sq M (GIA)
Warehouse/Mezz	45,875	4,262
Lab/Office	15,000	1,394
Total	60,875	5,655



7.7m eaves (underside of haunch)



1 x dock level door



1 x level access door



Planning in place to install additional windows along side elevation



Large HGV loading bay



Secure access control on main access door



Existing supply of 350 KVA



37 allocated car parking spaces



Fully load bearing mezzanine, which can be removed if required



Fitted labs and offices



The Office / Lab / Warehouse Opportunity

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, staff breakout area and kitchen



Grade A office and meeting rooms



Expansion space planned for first floor mezzanine with permission for windows at first floor



Multiple labs including freeze dry, humidity control, cold room and clean rooms

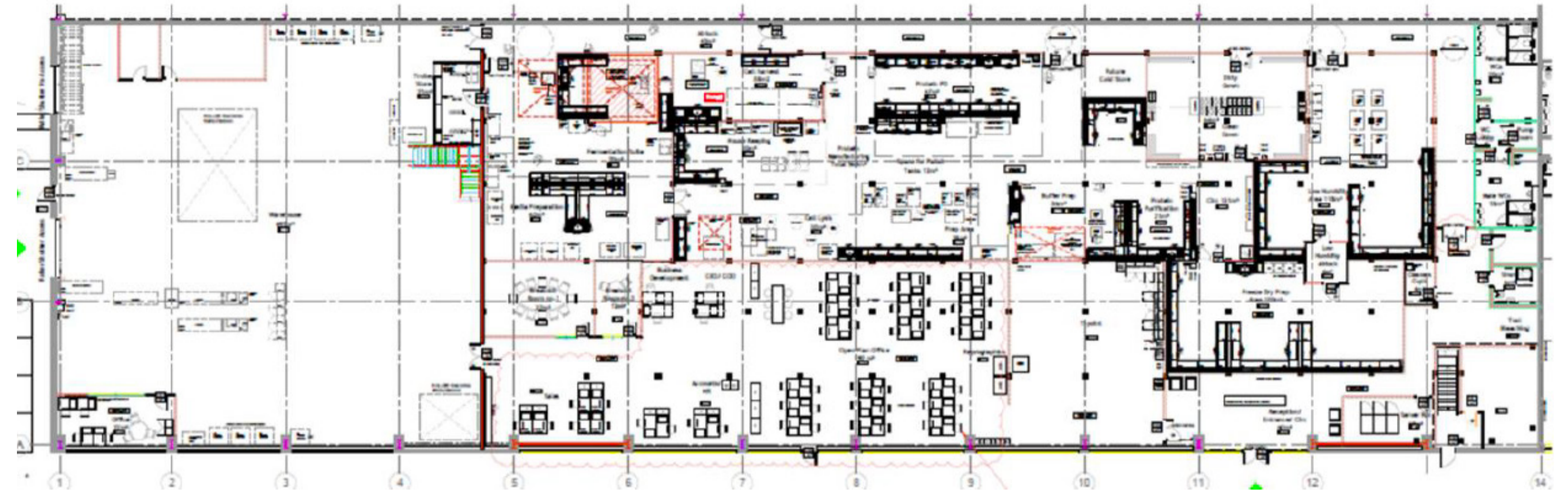


A large element of the M&E is being stored in the unit ready for installation



Server room

Site Plan



Location

Coldhams Business Park is located close to Cambridge City Centre and adjoining Cambridge Airport. Cambridge lies 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 which provides direct lines to London Kings Cross and London Stansted Airport.

The Park benefits from a range of amenities and local occupiers including:



BOOKER

Sainsbury's



Terms

A new sublease up to Sept 2029 or longer by arrangement. Assignment of lease (expiry 09/2032) will be considered.

Energy Performance Rating

EPC Rating – C71

Legal Costs

Each party to bear their own legal costs.

Rent

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Contact

For more information, please contact:

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DTRE

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