



FOR SALE: LONG LEASEHOLD INDUSTRIAL PREMISES

Unit 16
Cambridge Westpoint
Papworth Business Park
Stirling Way
Papworth Everard
Cambridgeshire
CB23 3GY

137.96 sq m (1,485 sq ft)

- Available with vacant possession
- The property benefits from five car parking spaces
- High office content warehouse
- Situated on a popular business park
- 146 year leasehold interest from 24th June 2006

Location

Papworth is a village in Cambridgeshire, approximately 10 miles west of Cambridge and six miles south of Huntingdon. Papworth is situated three miles from junction 23 of A14 and one and a half miles from A428. Both roads provide direct access to Cambridge, A1 and M11 motorway.

Cambridge Westpoint is located to the south of the village of Papworth in an established industrial estate. Unit 16 fronts onto Stirling Way with vehicle access to the rear of the unit.

Description

The subject property is steel portal framed with part brick part profile steel cladding under a mono-pitched roof. The windows are powder coated aluminium frame double glazed. There is a pedestrian access door to the rear adjacent to a full height up-and-over automated shutter door. Internally, the unit has been mainly fitted out as offices on the first floor. On the ground floor there is an entrance lobby leading through to a kitchen/staff room, DDA compliant WC and a separate workshop area.

Accommodation

The property comprises the following approximate gross internal floor areas:

	Sq M	Sq Ft
Ground Floor:	69.18	745
First Floor:	68.78	740
Total	137.97	1,485

Planning

We understand that the property has consent for Use Class B1, and B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations to the Local Planning Authority.

Uniform Business Rates

The property is entered into the 2026 Valuation Office Agency Ratings Assessment with a rateable value of £9,000. A qualifying occupier will therefore benefit from 100% small business rates relief.

Interested parties should make their own enquiries of South Cambridge District Council Business Rates Department on 03450 450 064 or nndr@scambs.gov.uk.

Service Charge

There is a service charge payable towards the maintenance and upkeep of the common parts of the estate.

EPC

The property requires a new energy performance certificate.

Terms

The long leasehold interest in the property is available for sale at £225,000. The current lease is for a term of 146 years which commenced in 24th June 2006.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

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