

INDUSTRIAL

TO LET



90 Cowley Road, Cambridge
CB4 0DL



BTG
Eddisons

90 COWLEY ROAD

CAMBRIDGE, CB4 0DL



Agreement

To Let



Detail

Industrial



Rent

£60,000 pax



Size

330 sq m (3,557 sq ft)



Location

Cambridge, CB4 0DL



Property ID

12208/2025B

For Viewing & All Other Enquiries Please Contact:



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Director

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Surveyor

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Property

Industrial unit of steel portal frame construction with pitched roof, roller shutter doors and maximum 4.5m eaves height.

The property has been used as a specialist car repairs and servicing garage but could be suitable for a range of commercial uses subject to planning.

Unit 1 - Under Offer

Unit 2 - Under Offer

Unit 3 - Roller shutter door to main area, integral two-storey office / reception, adjoining workshop with additional roller shutter door.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice. The property is available in part or whole:

Area	m ²	ft ²
Unit 1	Under Offer	
Unit 2	Under Offer	
Unit 3	330	3,557

Measurements are approximate gross internal.

Energy Performance Certificate

The property has an EPC rating of E (101).

Services

Mains electricity and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers.

Town & Country Planning

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

To be re-assessed.

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Unit 1 **Under Offer**

Unit 2 **Under Offer**

Unit 3 **£60,000 pa**

All rents are exclusive of insurance, rates, services and all other outgoings.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Cowley Road which is accessed via Milton Road to the north east of Cambridge City Centre near the Cambridge Science Park. Transport connections are excellent being close to J33 of the A14 offering easy access to the M11, A11 and A1M. Stansted Airport is approximately 30 min drive. Cambridge North Train Station is a 5 minute walk with direct trains to Cambridge Central and London, plus access to the Guided Busway. Amenities at the station include a Co-op, Costa Coffee, conference facilities and a gym. Local occupiers include Veolia, Coulson Building, Stagecoach and Abbey Tyre





