



Histon Road

Cambridge, CB4 3HZ

Freehold industrial site for sale with vacant possession in Cambridge

9,595 sq ft

(891.40 sq m)

- Excellent connectivity to the M11 via the A14
- Prominent site with development potential for residential or other uses, STPP
- Allocated parking
- Large yard
- Site area 0.144 ha 0.355 acres
- OIEO £995,00 excl, VAT invited on an unconditional basis

Summary

Available Size	9,595 sq ft
Price	Offers in excess of £995,000
Rateable Value	£83,500
EPC Rating	Upon enquiry

Description

The unit is currently used as a retail depot with a prominent frontage, constructed primarily of a steel portal frame with brick and block work cladding. Access is provided via a side roadway leading to parking and vacant offices located at the rear and above the workshop. The offices have a steel and concrete frame with concrete floors, under a mix of pitched tiled and flat felt roofing. The rear yard offers additional parking and includes a derelict store room. A large, disused warehouse is located at the back, with access continuing to a vacant, partly overgrown area that features sections of rough hard standing, suitable for potential development.

Location

Located on Histon Road, one of the main arterial roads to the north of Cambridge, providing excellent connectivity and positioned approximately 1.1 miles from the city centre. The surrounding area is an established residential neighborhood with some student accommodation and a limited selection of shopping and community facilities. This prime location benefits from easy access to major road routes, including Histon Road (B1049) running directly past the site, the M11 Motorway is approximately 2 miles to the west via the A1303 and the A14 about 1.2 miles to the north, linking to major road networks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	9,595	891.40
Total	9,595	891.40

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

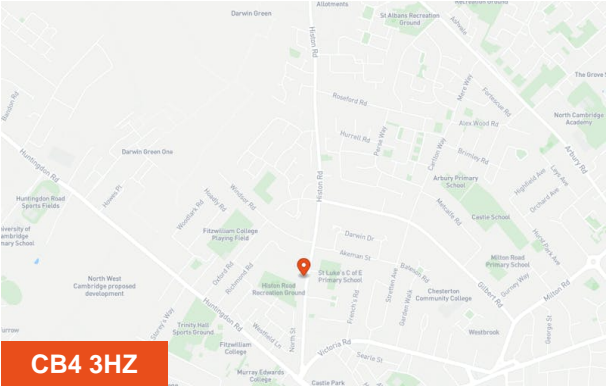
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Site Plan

Please note that the attached site plan is approximate only.



Viewing & Further Information

Jonathan Moore

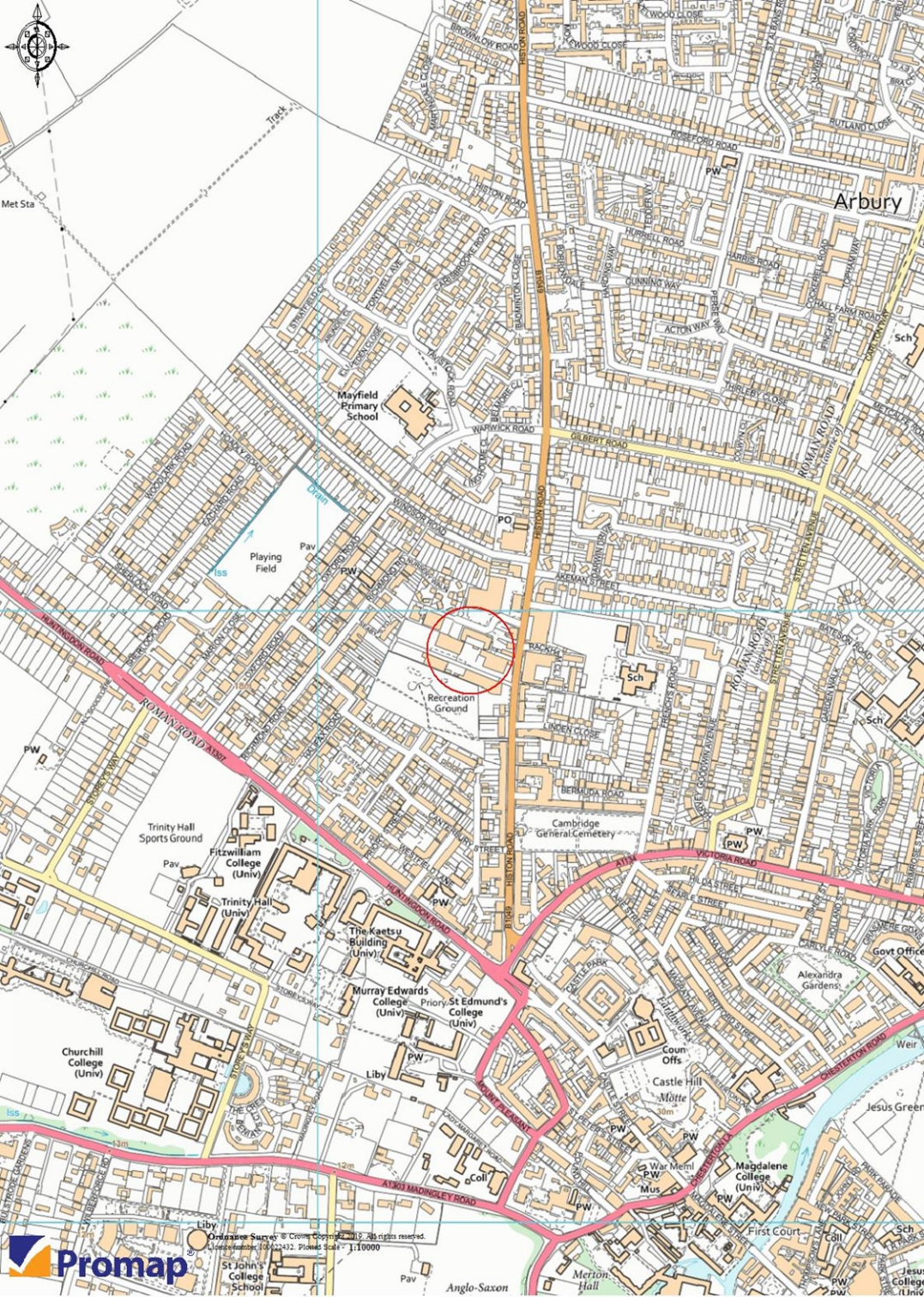
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Met Sta

Arbury

Mayfield Primary School

Recreation Ground

Trinity Hall Sports Ground

Fitzwilliam College (Univ)

Trinity Hall (Univ)

The Kaetsu Building (Univ)

Murray Edwards College (Univ) / Priory St Edmund's College (Univ)

Liby

Churchill College (Univ)

Castle Hill / Motte

War Meml / PW / Mus

Magdalene College (Univ)

First Court

Merton Hall

Anglo-Saxon

