

**DUE TO BUSINESS RELOCATION**



**UNITS 4 AND 5 ATRIA COURT, PAPWORTH BUSINESS PARK,  
PAPWORTH EVERARD, CAMBRIDGE, CB23 3GY**

**FOR SALE | MODERN LIGHT INDUSTRIAL / BUSINESS UNITS: 5,669 SQ FT**

  
**BIDWELLS**

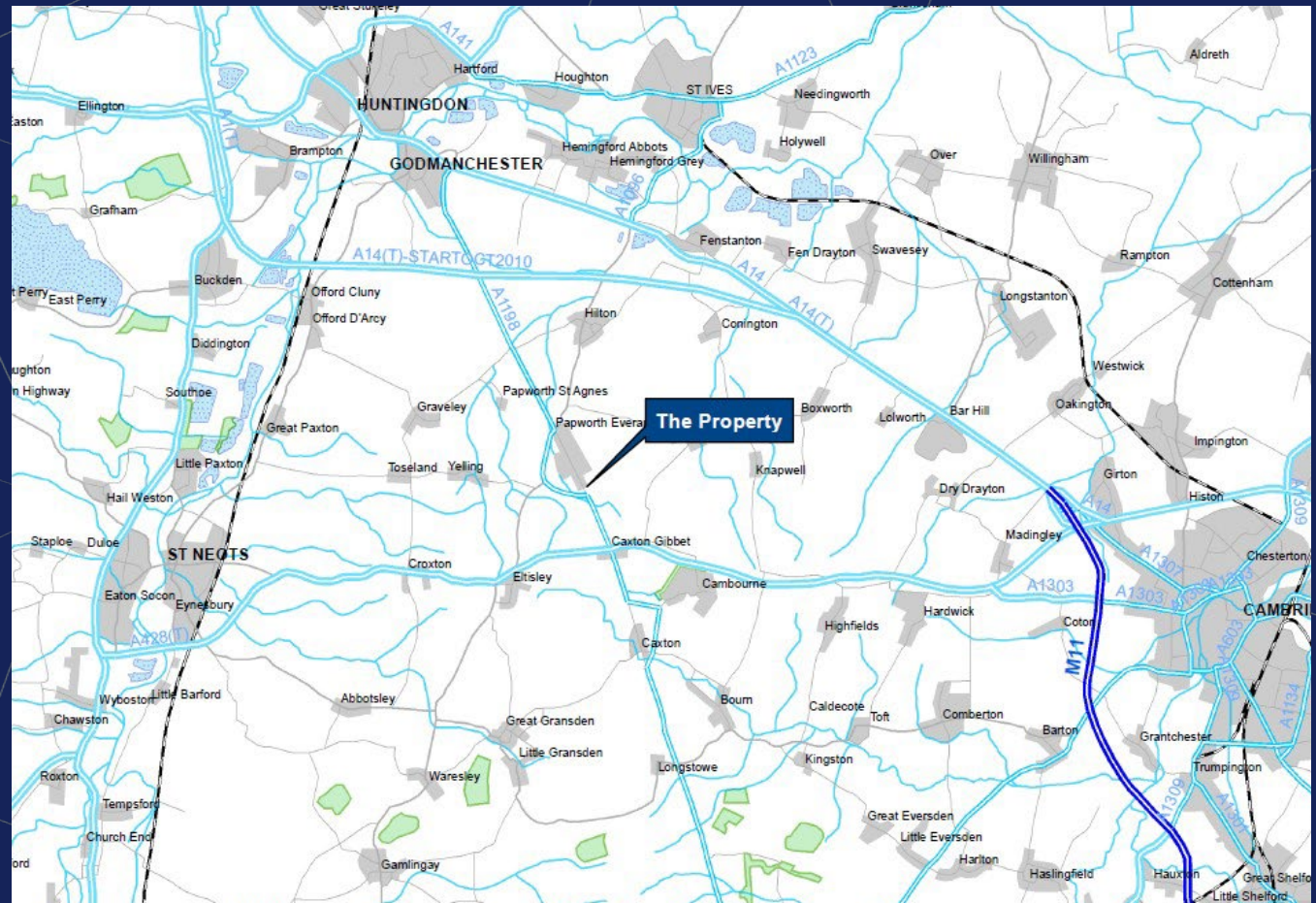


## LOCATION

Papworth is located approximately 11 miles west of Cambridge, seven miles south of Huntingdon and 16 miles north of Royston. It is located at the junction of the A428 and A1198 which provides very good accessibility to the M11, A14, A10 and A505 roads. The A1198 provides direct access to the new stretch of A14 approximately 4.5 miles to the north, providing excellent access to the A1 and A1(M).

Major upgrades to the A428 have recently commenced, with a £1bn investment to improve the route between the Black Cat roundabout and Caxton Gibbet, immediately to the south of Papworth. This will provide a new 10 mile stretch of dual carriageway, connecting the Black Cat roundabout and Caxton Gibbet roundabout and will further enhance Papworth as a commercial location. Works are due to be finished in 2027.

The Property itself is situated on the Atria Court development in Papworth Business Park which is on the southern fringe of Papworth village. The Park is a long-established industrial location and houses occupiers such as: DHL, Supply Plus, Papworth Furniture, Kale & Damson, Swiss Laundry, Frederic Smart and Cambridge University.



## SUMMARY



### Description

Atria Court is a development of modern business units constructed in 2007. The property occupies an end-of-terrace position and was originally two separate units which have now been combined with the removal of the dividing wall.

### Specification includes:

- Steel portal frame construction with structured panel cladding;
- 2 x up and over loading doors;
- Roof lights;
- First floor offices with kitchen;
- 6.75m eaves in warehouse;
- Power floated concrete floor;
- Parking and loading yard to front.

### Terms

The property is available for sale on a Long Leasehold basis on the following terms:

Unit A4 – 147 years from 9 October 2008;

Unit A5 – 147 years from 13 December 2007;

Seeking offers in excess of £695,000.

### Additional information

EPC

140 F. Certificate available upon request.

### Business Rates

The Rateable Value for the property is a combined value of £46,000. For business rates information, applicants should enquire directly with Cambridgeshire District Council: <https://www.scambs.gov.uk/> For the year commencing 1 April 2024, rates payable are normally charged at 54.6p in the pound.

### Services

Mains drainage, water and electricity are believed to be available to the Property. Interested parties are, however, advised to make their own enquiries to the relevant service providers.

### Legal Costs

All parties to bear their own legal costs.

### Viewings

Viewings are strictly by arrangement with the Selling Agents.



## ACCOMMODATION

Description	Sq m	Sq ft
Ground floor warehouse & ancillary	389.06	4,188
First floor offices & ancillary	137.59	1,481
<b>Total</b>	<b>526.65</b>	<b>5,669</b>

PLAN FROM ORIGINAL CONSTRUCTION. INDICATIVE ONLY



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BIDWELLS

## GALLERY





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# GALLERY



## Enquiries

**Walter Scott**

07918 081533

[walter.scott@bidwells.co.uk](mailto:walter.scott@bidwells.co.uk)

**Charlie Percival**

07769 385223

[charlie.percival@bidwells.co.uk](mailto:charlie.percival@bidwells.co.uk)

**Rory Banks**

07976 832083

[rory.banks@bidwells.co.uk](mailto:rory.banks@bidwells.co.uk)

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