Beadle Trading Estate

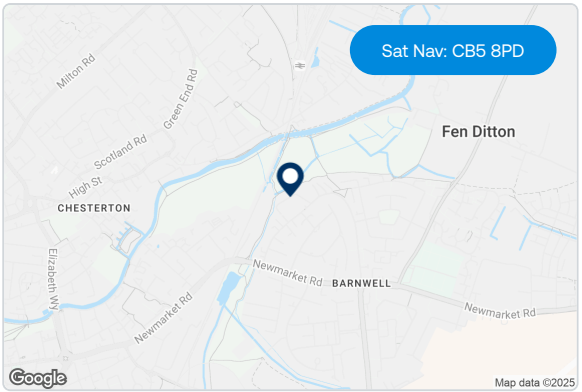
Ditton Walk Cambridge CB5 8PD

Office and Warehouse | 12,965 ft²

- Secure yard
- Ground level loading to rear
- 5.3 m clear internal height
- Ground and first floor office
- To be refurbished: ready Q1 2026







Description

The subject premises is a detached warehouse of steel portal frame construction with brickwork and profile metal sheet cladding to elevations. The premises benefits from first floor offices, WC facilities and an internal eaves height of approximately 5.3m with secure yard/ parking area.

Location

Beadle Industrial Estate is situated off the A1303, one of the main routes into Cambridge, approximately 1 mile from the city centre. The A14 provides access to the Midlands and East Coast Ports, as well as the M11 and M25 for Stansted Airport and London. The property is 1 mile from Cambridge North Station which connects to London King Cross (1hr).

Further information

EPC
D

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
GF Warehous	Warehouse	11,523	Under offer	11,150	
FF Office	Office	1,442	Under offer	POA	
Total		12,965			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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