

for sale

INDUSTRIAL UNIT

01799 521761



- Factory 1,900 sq ft (176 sq m)
- Offices 1080 sq ft (98.5 sq m)
- Total 2,980 sq ft (275 sq m)
gross internal

- 7 car parking spaces
- Factory has a soundproof room & mezzanine level for storage above
- Office accommodation is on 2 floors which is spacious and light



Unit 3
Hadstock Road Industrial Estate
Linton
Cambridge CB21 4XN

For sale £195,000
or leasehold £16,000 pa



COMMERCIAL

Location

The Grip estate is a small complex of industrial and manufacturing buildings located just outside the village of Linton and about 6 miles from the picturesque market town of Saffron Walden. Cambridge with its hi technology centre is 11 miles north and Haverhill with its associated industrial base lies 6 miles to the south. Communication facilities are deemed to be good.

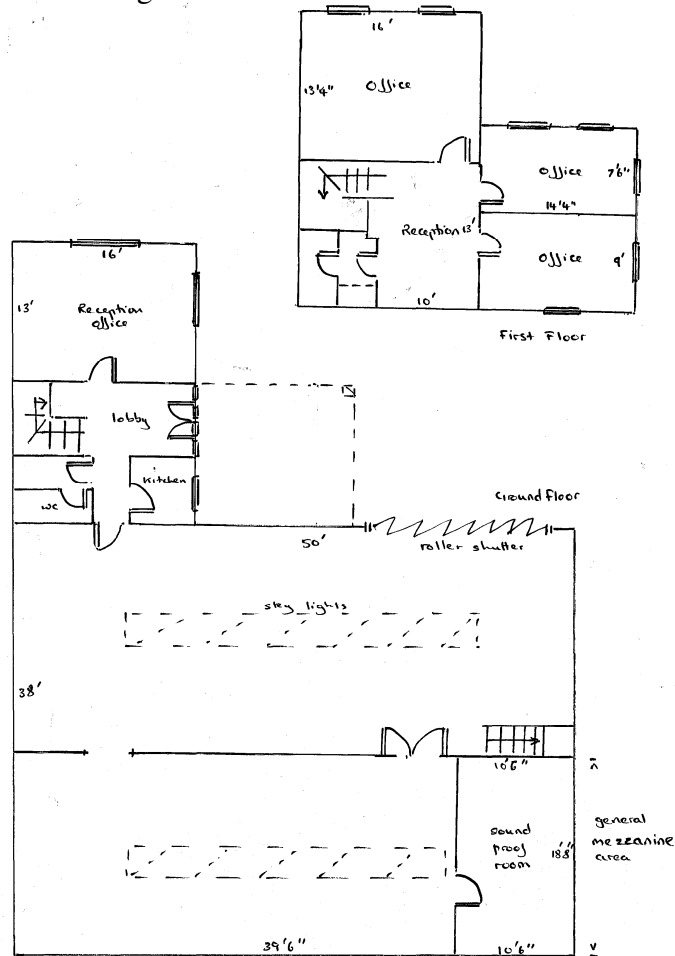
The Property

This is clear span factory accommodation though with an internal central wall division. It is accessed via roller shutter doors and there is a 13ft eaves height (lowest point).

Mains services are electricity, water and drainage though it is understood that mains gas is available opposite for connection if required.

Terms

- 1 Freehold price £195,000
 - 2 Leasehold rent £16,000 per annum
- A flexible lease term of up to 5 years is offered. The tenant will be expected to pay normal costs (business rates, electricity, water etc) with each party responsible for their own legal costs on full repairing and insuring basis.



Note

Services are untested and no warranty is given that they are operable. Plans are **not** to scale and are for identification only. H.M. Stationery Office consent/Crown Copyright reserved.