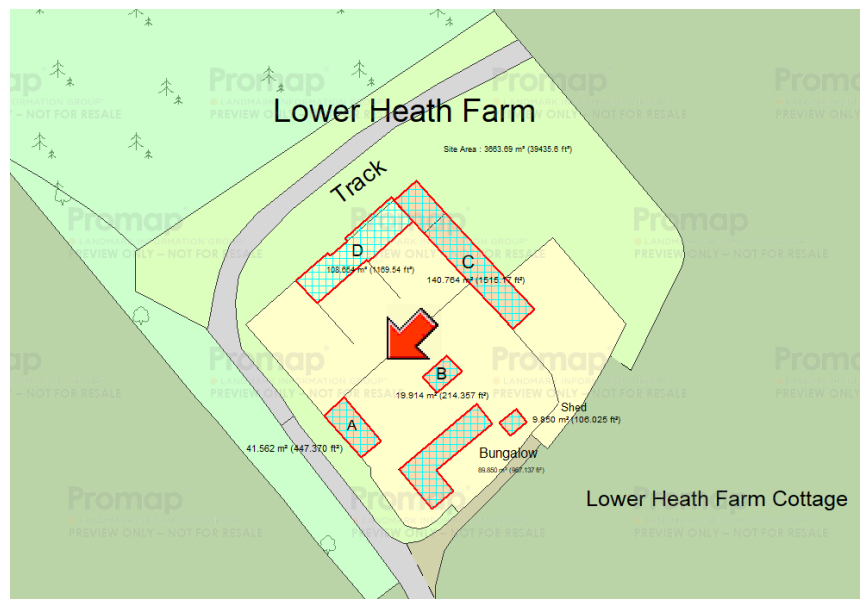




**GROSS INTERNAL AREA APPROX. 3132.08 SQ.FT (290.98 SQ.M)**

- Located near Great Wilbraham
- Rural Location
- Gated access.
- Buildings A, C & D available
- Use subject to Planning Permission



**FLEXIBLE COMMERCIAL USE**  
**GREAT WILBRAHAM, CB21 5JW**

## Enquiries

Laura Excell  
07831 145567  
laura.excell@bidwells.co.uk

## Additional Information

### Location

Located approximately two miles south of the village of Great Wilbraham, which is located on the outskirts of Cambridge.

The buildings are within proximity of the A11 and A14

### Description

The property is a former agricultural building. The units are located on a working farm. The units extend to approximately 3132 sqft.

### Rental

£965 per month. VAT will be applicable on storage use. One months' deposit will be payable prior to taking occupation.

### Services

A service charge of no greater than 10% of the annual rent may be payable to cover the cost of the maintenance of common areas and services in general dependent on use.

### Terms

Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

### Business Rates

The building is not rated and as such no rates are currently payable; any rates that may become payable in the future will become the responsibility of the Tenant.

### Legal Costs

The Tenant will be responsible for any planning and change of use if required.

A contribution to the Landlord's reasonable legal costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

### Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire](#).



### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection