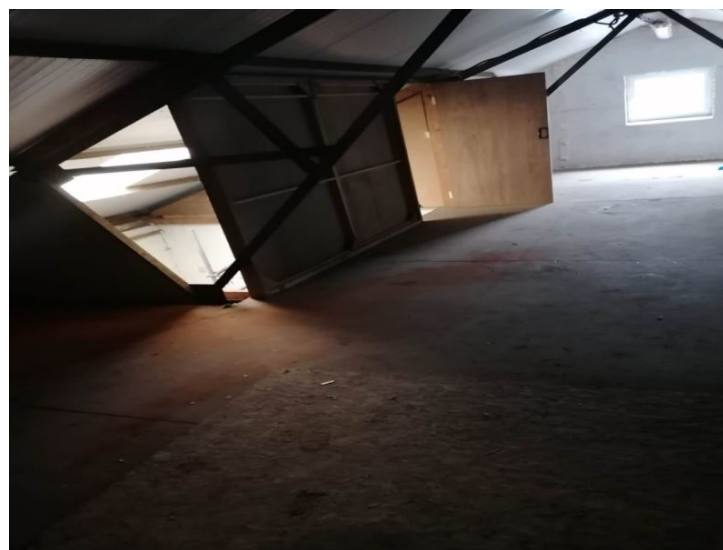




Cox's Drive
Cambridge
CB21 5HE





01763259888

6 Building commercial site for sale/let. Located on outskirts of Fulbourn. FRI lease available at £60,000 P/A, please call to discuss details. Approx 10313 square footage, conditions between buildings varies. Total site area of approximately 0.5 acres. The site comprises of a variety of units, with several medium size warehouse spaces, several office blocks, and several workshops. Each individual unit attracts 100% small business rate relief and has a rateable value of less than £12,000, however this would change if a single occupant had the whole site and would need to be reevaluated..

Contact our office for more details.

About Fulbourn

Fulbourn, a village in Cambridgeshire, is an attractive location for commercial premises due to its proximity to Cambridge, just 5 miles (8 km) away. This close connection to Cambridge makes it ideal for businesses that want access to the city's dynamic economy while benefiting from a more rural setting. Fulbourn has a population of around 4,700, with a mix of families, professionals, and retirees. The village offers a supportive community with growing residential development.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	