

**CAMBRIDGE SOUTH, DALES MANOR BUSINESS PARK, CAMBRIDGE  
CB22 3FG**



**DESCRIPTION**

The Property comprises a 13 unit multi-let industrial estate developed to a Grade A spec by Salmon Harvester. The estate extends to 67,929 sq ft GEA on Phase 1 and 3.4 acres of consented industrial land in Phase 2 totalling 73,000 sq ft GEA.

The scheme was well designed with good eaves height and internal volume, allowing for flexible occupation/fit out from incoming tenants, in particular the life sciences sector.

**TENANCY**

The Property is almost 85% let with year-on-year rental growth and a headline rental of £11.50 psf achieved on the estate. The tenants include a number of different users from a storage and removal company (Restore PLC) to a spin off from Cambridge University (Echion Technologies). The passing rent was c. £670,000 pa with a WAULT of c. 7.75 to expiry and 4.5 to breaks.

**TENURE**

Freehold.

**PRICE AND YIELD**

The Property was sold for £20,150,000, which reflected a NIY overall of 4.15%. Please get in touch for the pricing split/apportionment.

**TRANSACTION**

HSM advised the institutional vendor (May 2021).