



## RURAL OFFICE

4 GRANSDEN PARK, POTTON ROAD, ABBOTSLEY, ST  
NEOTS, CAMBRIDGESHIRE, PE19 6TY

- Desirable & Rarely Available Rural Office
- Ground Floor Office – 97.42 sq m / 1,048.61 sq ft
- Car Parking to the Front of the Office Building
- Secure Rural Location
- Electric Gate to Entrance
- Easy Access to the A428

**£16,750 Per Annum**

**Anne McGlinchey**

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**St Neots**

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## LOCATION

The property is located close to Abbotsley, a rural village and civil parish within the Huntingdonshire district of Cambridgeshire. The village is 3 miles from St Neots and 14 miles from Cambridge.

## DESCRIPTION

This rarely available office accommodation, benefits from an excellent specification, offering a secure and private location on Moor Farm. The property comprises a single storey open plan office, with meeting room kitchenette and WC, benefiting from large, double-glazed windows fronting onto an attractive courtyard together with a large picture window to the gable end, providing views over the surrounding countryside. The office specification includes data cabling, phone points, recessed lighting, carpets, heating and air-conditioning.

There is ample shared car parking to the front of the office building with access being from the main farmyard entrance through the electric gate.

## ACCOMMODATION

Approximate floor areas are as follows –

Main Office	69.11 sq m	(743.89 sq ft)
Meeting Room	9.46 sq m	(101.83 sq ft)
Storage	11.85 sq m	(127.55 sq ft)
Kitchenette	3.54 sq m	(38.10 sq ft)
WC/Disabled WC	3.46 sq m	(37.24 sq ft)
<b>TOTAL</b>	<b>97.42 sq m</b>	<b>(1,048.61 sq ft)</b>

## PLANNING

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

## SERVICES

It is understood that the property is connected to mains water, drainage and electricity. Ofcom broadband checker details that Broadband connections are available.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

## TERMS

The property is offered on a new full repairing and insuring lease on terms to be agreed.

## GUIDE RENT

£16,750 per annum.

## VAT

It is understood that VAT is payable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## BUSINESS RATES

2026 Rateable Value: (from 1st April 2026) £15,000  
2026 Rate Poundage 0.432p/£  
(Note: Transitional Relief/Charge may apply)  
Local Authority – Huntingdonshire District Council

## EPC

A Rating.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

## AGENT

Anne McGlinchey  
01480 479072  
anne.mcglinchey@brown-co.com

## IMPORTANT NOTICES

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