

Office

For Sale / To Let



Focal Point, Newmarket Road, Bottisham, Cambridge
CB25 9BD



Focal Point, Newmarket Road

Bottisham, Cambridge, CB25 9BD



Agreement

For Sale/To Let



Detail

Office



Price/Rent

Price:£495,000
Rent:£54,606



Size

267 sq m (2,874 sq ft)



Location

Bottisham, CB25 9BD



Property ID

1244844

For Viewing & All Other Enquiries Please Contact:



Ben Green

Director

M: 07825 309599

E: Ben.Green@eddisons.com



Guy Cubitt

Surveyor

M: 07483 513071

E: Guy.Cubitt@eddisons.com

Property

Office building with stores on a large plot, offering ample parking and yard space. The property benefits from high-quality office accommodation with air conditioning, 3-phase power supply, a dedicated 1GB internet feed, and a comprehensive fire and intruder alarm system.

Situated within a secure site of 0.13 hectares (0.32 acres), the property offers excellent access to major transport routes and is available on a turnkey basis, making it suitable for a wide range of occupiers.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	267	2,874

Energy Performance Certificate

The property has an EPC rating of E116.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for offices and light industrial uses under class E(g) (i) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: East Cambridgeshire Council
Description: Office and Premises
Rateable value: £41,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale/To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Price

£495,000 for the freehold with vacant possession

Rent

£54,606 per annum exclusive

VAT

VAT is not payable on the price/rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Bottisham lies around 7 miles east of Cambridge and 6 miles west of Newmarket. The property is located on the A1303 Newmarket Road, just 1 mile from the A14 Quy interchange, 7.5 miles from Cambridge North Station.

Bottisham village offers a regular bus service to Cambridge, Burwell and Newmarket.

Within the village there are a wealth of facilities including a Co-op, Post Office, sports centre, health centre, parish Church, public house plus various local shops and takeaways. Within walking/cycling distance is the National Trust's Anglesey Abbey.

For cyclists, there is a cycle path directly into Cambridge.







