

Office

To Let



2 Hill Farm Road, Whittlesford, Cambridge
CB22 4QS



2 Hill Farm Road

Whittlesford, Cambridge, CB22 4QS



Agreement

To Let



Detail

Office



Rent

£37,000 pa



Size

177sq m (1,905 sq ft)



Location

Whittlesford, CB22 4QS



Property ID

For Viewing & All Other Enquiries Please Contact:



Ben Green

MSc MRICS

Director

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Guy Cubitt

Surveyor

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Property

The property comprises a detached office building in the final stages of a comprehensive refurbishment programme, which will provide modern and attractive business accommodation upon completion. Recent improvements include new carpets throughout, new LED lighting, new boiler and a full redecoration.

The accommodation offers flexible office space suitable for a variety of occupiers and benefits from high-speed broadband availability, ample on-site parking and an attractive setting close to Cambridge with excellent transport connections.

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
Ground Floor	99	1,067
First Floor	78	838
Total NIA	177	1,905

Energy Performance Certificate

Rating: To be assessed

Services

We understand that mains water and electricity are available to the property. There is a calor gas tank serving the property. Drainage is via a shared on site pumping station.

Town & Country Planning

We understand that the property has consent for offices under E(g) (iii) 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: South Cambridgeshire Council
Description: Offices and Premises
Rateable value: £28,500

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 **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Rent

£37,000 per annum exclusive

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Service Charge

A small service charge will apply in relation to the shared on site pumping station

Legal Costs

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

Anti-Money Laundering

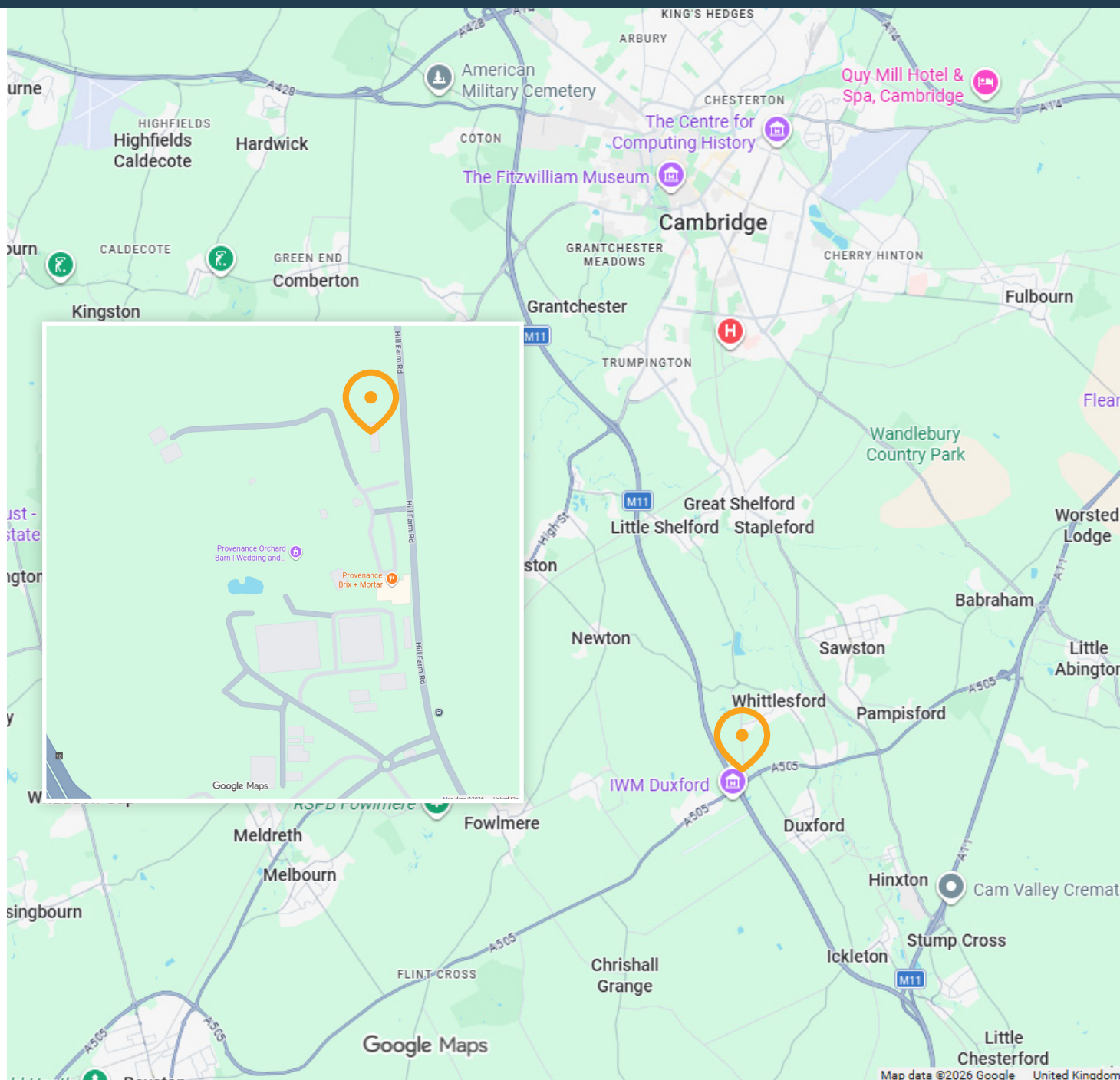
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

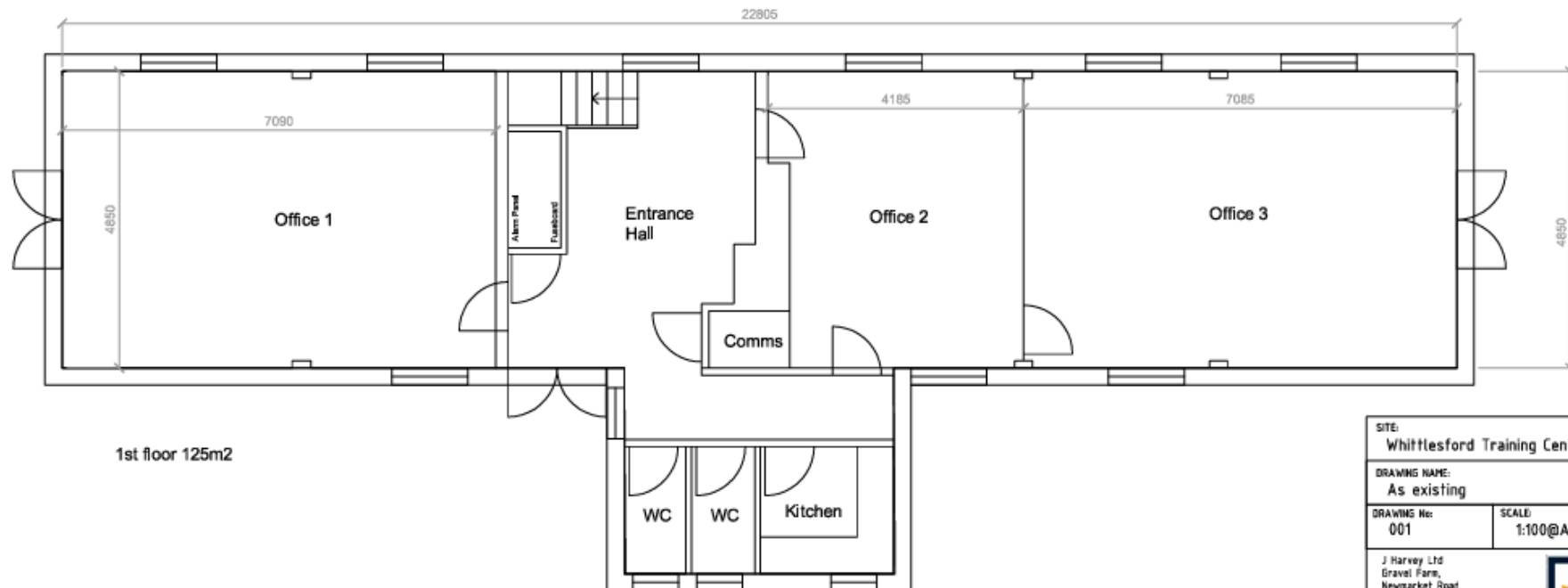
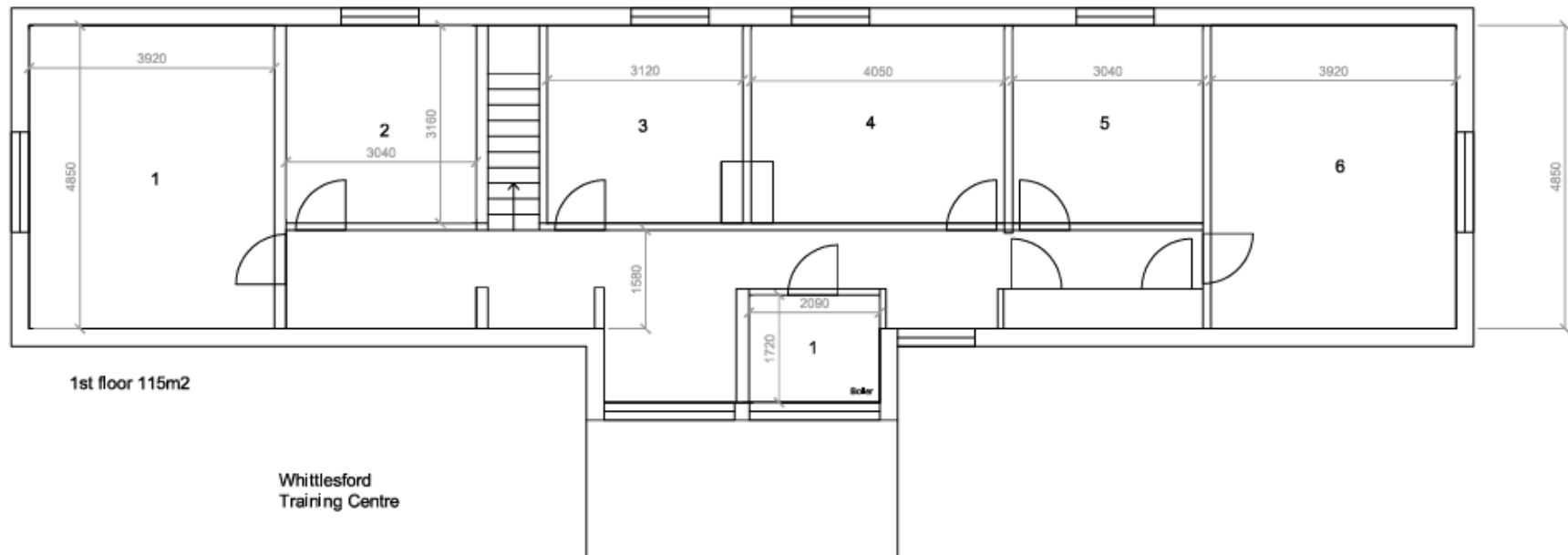
The property is situated on Hill Farm Road in the village of Whittlesford, approximately 7 miles south of Cambridge. The location benefits from excellent transport connections, with convenient access to the M11 motorway via Junction 10, providing routes to Cambridge, Stansted Airport, London and the wider motorway network.

Whittlesford Parkway Railway Station is located nearby and provides regular mainline services to Cambridge, London Liverpool Street and Stansted Airport. The property is also within easy reach of Duxford, Granta Park, Babraham Research Campus and other major business and employment centres in South Cambridgeshire.

The surrounding area offers a mix of commercial, research and residential occupiers, making the property an attractive base for a variety of businesses seeking well-connected office accommodation in an established South Cambridgeshire location.







SITE: Whittlesford Training Centre		
DRAWING NAME: As existing		
DRAWING No: 001	SCALE: 1:100@A4	DATE: 28/05/26
J Harvey Ltd Gravel Farm, Newmarket Road, Stretton Ely, CB6 3JJ 07779 554444 - james@herv.co.uk		



