

01223 467155

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT G, SOUTH CAMBRIDGE BUSINESS PARK, BABRAHAM ROAD,
SAWSTON, CAMBRIDGE, CB22 3JH**

Rent: £65,000 per annum

Size: 287 sq m (3,095 sq ft)

- Refurbished two-storey office building
- 13 car parking spaces
- 7 miles south of Cambridge
- Close to M11 and A11

LOCATION

Sawston is just 7 miles south of the historic city of Cambridge. Road communications are excellent with the A11 dual carriageway and the M11 (J10) within only 2 miles. Whittlesford and Great Shelford train stations (direct services to London Liverpool Street and Cambridge) are both within 3 miles, with Stansted Airport being just 23 miles distant.



DESCRIPTION

A modern detached office building arranged over two floors offering high quality office accommodation, together with kitchen, WC and shower facilities. The accommodation has been refurbished and benefits from a modern specification, with suspended ceilings with recessed lighting and air conditioning. Externally, there is a generous car parking allocation of 13 spaces.

SERVICES

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

	Sq m	Sq ft
Ground Floor	146	1,574
First Floor	141	1,521
Total	287	3,095

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £53,000.

For the year commencing 1 April 2020 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

The rent is £65,000 per annum exclusive.

LEASE TERMS

The property is available by way of a new lease for a term to be agreed.

VAT

We understand that VAT will be charged on the rent.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. This is running at approximately £330 per quarter, plus VAT.

EPC

The property has an EPC of C (72). A copy of the EPC is available on our website.

TIMING

The property is immediately available.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Contact: Ben Green
Tel: 01223 467155
ben.green@eddisons.com

Ref: 116593 201116

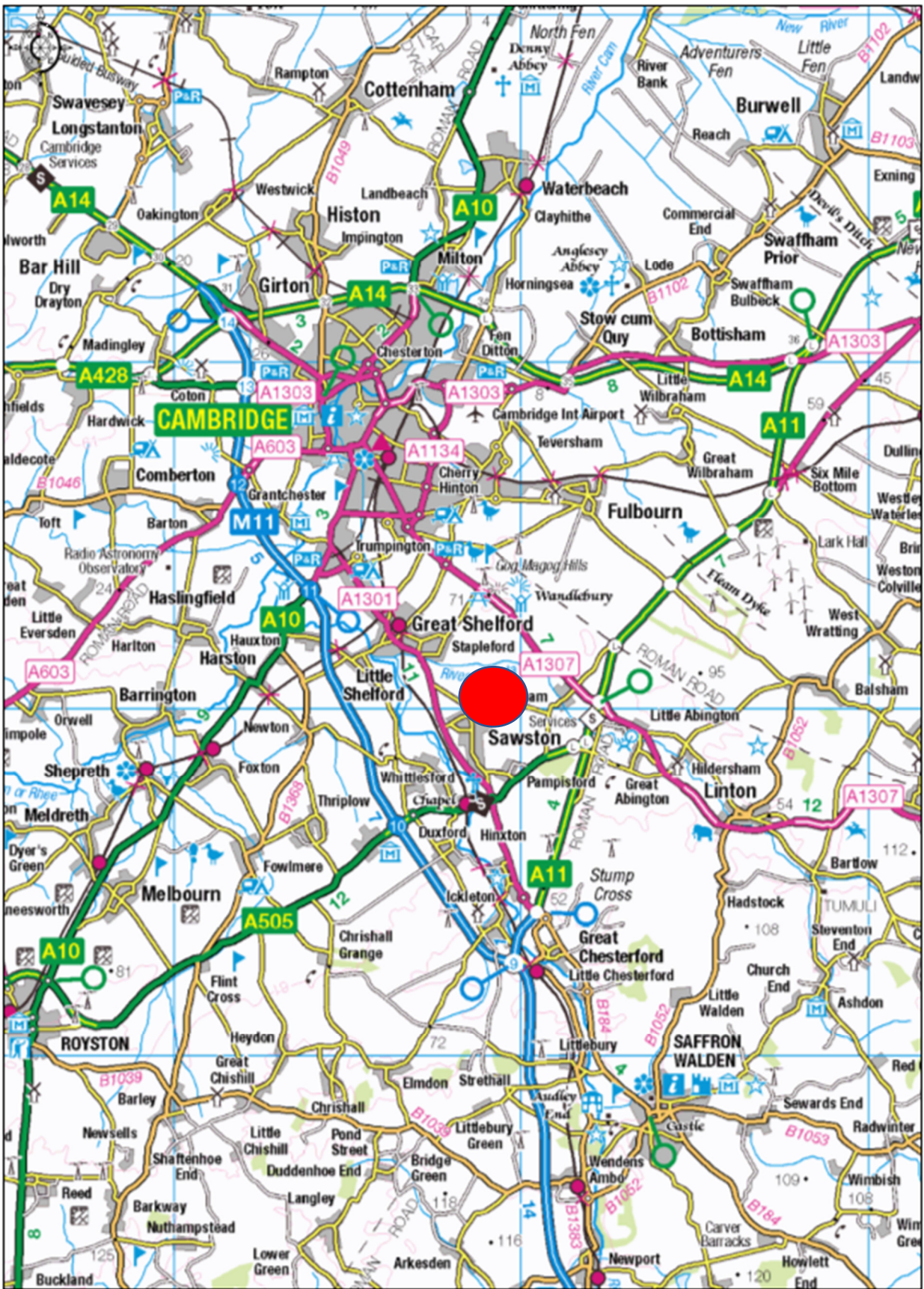
For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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