



OFFICE TO LET

Ground Floor Unit D, Trinity Court
Buckingway Business Park
Swavesey
Cambridge
CB24 4UQ

1,668 Sq ft (154.96 Sq m)

- High specification office
- To be provided fully fitted
- On site parking
- Just off A14
- Highly economical rent

Location

Buckingway Business Park is an established commercial location home to a number of established companies. It is located just off Junction 28 on the A14 between Huntingdon & Cambridge, immediately opposite Cambridge Services.

The property itself is located at Trinity Court which is a prestigious, purpose-built office development occupying a prominent position on the park.

Description

The premises comprise ground floor office accommodation in a recently built end-terrace office building with the following specification:

- 2.7m floor to ceiling height
- VRF comfort cooling/heating
- Raised floors with floor boxes
- LG3 Lighting
- Fire alarm system
- Kitchenette
- Fibre-optic broadband

The ground floor has been fitted out to provide both open-plan accommodation and meeting rooms and the furniture is available to the incoming tenant.

Accommodation

The property has an approximate net internal area of 154.96 sq m (1,668 sq ft).

Planning

The property has been used as an office falling under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

Terms

The property is available by way of a new full repairing and insuring sub-lease at a rent of £21,000 per annum exclusive.

EPC

The property has an EPC Rating of B(48).

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2010 with a rateable value of £25,750 and therefore the rates payable for 2013/14 will be approximately £12,400 (calculated at the standard multiplier rate and ignoring the effects of any phasing or relief). However interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on (01954) 713113.

Service Charge

A service charge will be payable for the maintenance and upkeep of common parts of the building and wider estate.

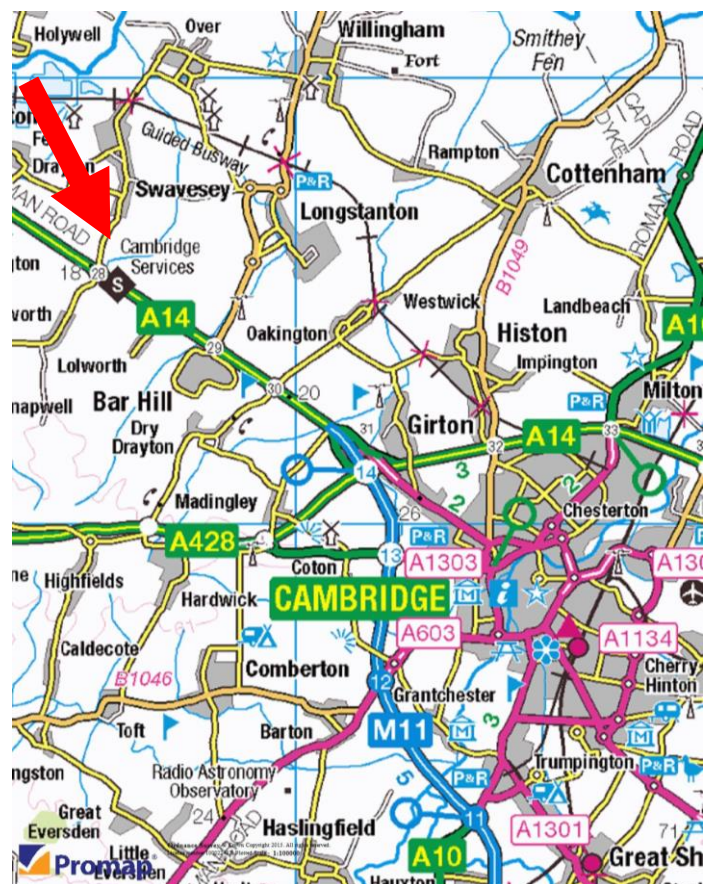
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Tom Owen

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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.