

2 RECENTLY REFURBISHED FIRST FLOOR OFFICE SUITES
1,355 & 3,320 ft² (125 & 308 m²) with excellent parking
AVAILABLE TO RENT - SEPARATELY OR TOGETHER



**Suites 3 & 6, Winship House, Winship Road
Milton, Cambridge, CB24 6AP**

- Situated on the northern fringe of the city, close to the A14 and Tesco Superstore at Milton, and within half a mile of Cambridge Science Park
- Open plan area sub-divided to include office/meeting rooms and break-out area
- Full air conditioning - total of 25 car spaces plus extra shared spaces - cycle parking
- Join tenants Azuri Technologies, Peters Elsworth & Moore Accountants and Entel UK
- Available from mid-2022 to rent on new lease(s) upon flexible terms to be agreed
- Rent: only £20 per ft² per annum exclusive, plus business rates & service charge

Suites 3 & 6, Winship House, Winship Road, Milton, Cambridge, CB24 6AP

LOCATION

Winship Road is situated on the southern fringe of Milton, directly opposite the Tesco Superstore. The A14, at its junction with the A10 (to Ely & King's Lynn) and A1309 (which leads into Cambridge city centre) is about a quarter of a mile away.

The pedestrian/cycle bridge over the A14 provides good access to the new Cambridge North Railway Station and the large business district on the northern fringe of Cambridge, comprising Cambridge Science Park, St John's Innovation Park, Cowley Road, Cambridge Business Park and Nuffield Road. Winship House is located within an established business estate and is accessed via a private estate road from Cambridge Road (former A10).

DESCRIPTION

The property comprises a detached 2-storey office building totalling about 18,000 ft² with extensive parking areas in front of and behind the building. The building has been split up into 6 suites. Suite 3 is located at the front (right hand side) of the building on the 1st floor and Suite 6 is at the back right hand side. There are 25 designated car spaces, with shared use of 15 visitors & disabled spaces at the front of the building and further overflow spaces.

AMENITIES

- ◆ Full refurbishment carried out in 2017-2018
- ◆ Full air conditioning system (new fan coil units)
- ◆ Carpeted raised floors - tea point - LED lighting
- ◆ Male, female & disabled toilets, plus 2 large shower rooms on each floor (total of 4 showers)
- ◆ 8-person Passenger Lift

LEASE

To be let on effectively full repairing and insuring terms for a period of years to be agreed, outside of the security of tenure provisions of the Landlord & Tenant Act 1954. The suites will be available from mid 2022 following relocation of the current tenant.

RENT

£27,500 per annum exclusive for Suite 3 and £66,500 per annum exclusive for Suite 6.

BUSINESS RATES

The 2017 Rateable Value of the combined unit is £70,000, making estimated business rates payable of approximately 7.50 per ft² per annum from 1 April 2021, plus annual CPI increases.

SERVICE CHARGE

The costs of maintaining the building, common parts and external areas are covered by a service charge, with the 2022 budget being £5.75 per ft² per annum.

LEGAL COSTS

Each party to bear its own legal costs

POSSESSION

Immediate upon completion of legal formalities.

NB The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING & FURTHER INFORMATION

Contact: Mark Robinson *MRICS*
DD: 01223-346195 / Mobile: 07990-586705
Email: mbr@robinsonlayer.co.uk

Robinson Layer

11 Signet Court, Cambridge, CB5 8LA
Our Ref: MBR/4186/220201



Energy Performance Certificate

Non-Domestic Building



Winship House
Winship Road
Milton
CAMBRIDGE
CB24 6AP

Certificate Reference Number:
0540-0238-6049-0403-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

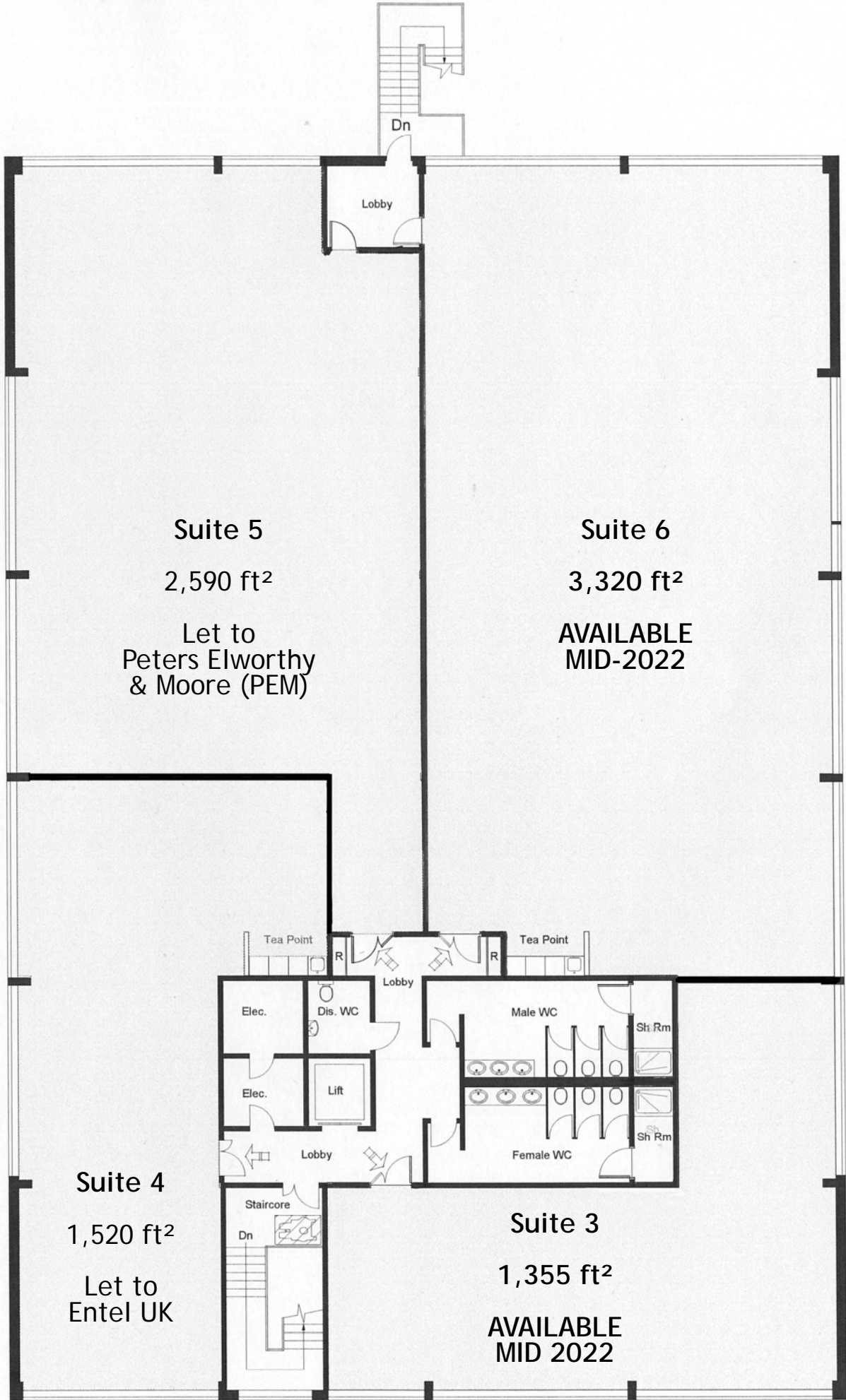
96 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1893
Assessment Level: 4
Building emission rate (kgCO₂/m² per year): 79.79
Primary energy use (kWh/m² per year): 466.14

Benchmarks

Buildings similar to this one could have ratings as follows:
38 If newly built
110 If typical of the existing stock



1st Floor, Winship House, Winship Road, Milton, Cambridge, CB24 6AP

