



GROUND FLOOR OFFICE

OFFICE AT NURSERY FARM, BRAMPTON,
CAMBRIDGESHIRE, PE28 4NL

- Ground Floor Office – 52.48 sq m / 564.89 sq ft
- Car Parking to the Front of the Office Building
- Secure Rural Location
- CCTV on Site

£13,000 per annum.

Anne McGlinchey

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LOCATION

The village of Brampton is a popular village lying 2 Miles south-west of Huntingdon. The village benefits from a range of shops and services including doctors' surgery, primary school, general stores, golf club, cafés, and pubs. The village is also conveniently located for access the Hinchbrooke hospital in Huntingdon with good transport links via Huntingdon mainline station (Peterborough – London Kings Cross) and by road A1M and the A14.

DESCRIPTION

This rural office is located close to Brampton Hut, offering a recently converted modern ground floor office building in a secure and private location. The accommodation comprises a generous office area, separate meeting room, server room, along with a kitchenette and WC.

The property benefits from a good specification including lighting, data cabling, carpets and storage heating.

There is car parking to the front of the office building and access will be through the main farmyard via an electric gated access.

ACCOMMODATION

Approximate floor areas are as follows –

| | | |
|----------------------|-------------------|-----------------------|
| Main Office | 16.65 sq m | (179.22 sq ft) |
| Meeting Room | 20.79 sq m | (223.78 sq ft) |
| Server Room | 3.66 sq m | (39.40 sq ft) |
| Kitchenette/Entrance | 8.96 sq m | (96.44 sq ft) |
| WC | 2.42 sq m | (26.05 sq ft) |
| TOTAL | 52.48 sq m | (564.89 sq ft) |

PLANNING

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

SERVICES

It is understood that the property is connected to mains water, drainage and electricity. Ofcom broadband checker details that Broadband connections are available.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

TERMS

The property is offered on a new full repairing and insuring lease on terms to be agreed.

GUIDE RENT

£13,000 per annum.

VAT

It is understood that VAT is payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

BUSINESS RATES

2026 Rateable Value: to be assessed
2025/2026 Rate Poundage 49.9p/£
(Note: Transitional Relief/Charge may apply)
Local Authority – Huntingdonshire District Council

EPC

Pending.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

AGENT

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