

Downing Park, Station Road, Swaffham Bulbeck, Cambridge, CB25 0NW

£941 Per Calendar Month

TO LET

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800 860

OFFICE

APPROXIMATELY 807 SQ FT (75 SQ M)

TO LET

- Modern office on established business park
- Easy in, easy out with flexible terms
- Ample on-site car parking
- Cambridge telephone number and postcode
- 4 miles north of Cambridge
- Air conditioning

Location
Cambridge is at the heart of a thriving regional economy and favoured location for corporate headquarters and high technology industries. The City commands a first-class communications network, direct access to the M11 (Junctions 11, 12 and 13), Stansted Airport 25 miles, London 60 miles, excellent east-west connections via the A14 dual carriageway to the A1M and M1in the west and the ports of Felixstowe and Harwich in the east.

Downing Park is situated to the southern edge of Swaffham Bulbeck, which lies about 4 miles north of the A14 at Quy and 6 miles north of Cambridge city. The property is located within a development of five office buildings with on-site car parking facilities. Electric car charging points via Pod Point.

Description
The unit is an attractive gound floor brick and timber building with weatherboard elevations under a pitched tiled roof. The unit benefits from wcs, kitchen facilities, air conditioning and electric heating.

Accommodation
The accommodation extends to 807 sq ft and 4 on site car parking spaces. The accommodation is available on a new lease on terms to be agreed.

There are ample car parking spaces and we are able to offer a generous ratio of 1 car parking space per 200 sq ft. There may be additional visitor's spaces available by separate negotiation.

Services
It is understood that mains electricity and water are availbale but these and other items of equipment, incldluing the fixtures and fittings and appliances referred to have not been tested by this firm, and therefore no warrenty can be given in repspect of their condition. Prospective tenants must satisfy themselves as to their condition.

Terms
The suite is available on a new internal repairing lease for a term to be agreed. The lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Part II. Further details available on request.

VAT
All figures quoted exclusive of VAT.

Legal Costs
Each party to be responsible for their own legal costs.

Service Charge
A maintenance charge is levied to contribute towards the maintenance and running of the building and wider park. The charge covers landscape maintenance, refuse collection, external lighting and building insurance. The cost is based on £2.50 + VAT per sq ft. This is reviewed yearly.

EPC
The property has a rating of: (TBC)

Rates
The current rateable value (1 April 2026 to present) is £11,500.
Local Council reference: 902700320390
Valuation scheme reference: 675539

Planning
Use Class E (Commercial, Business and Services).

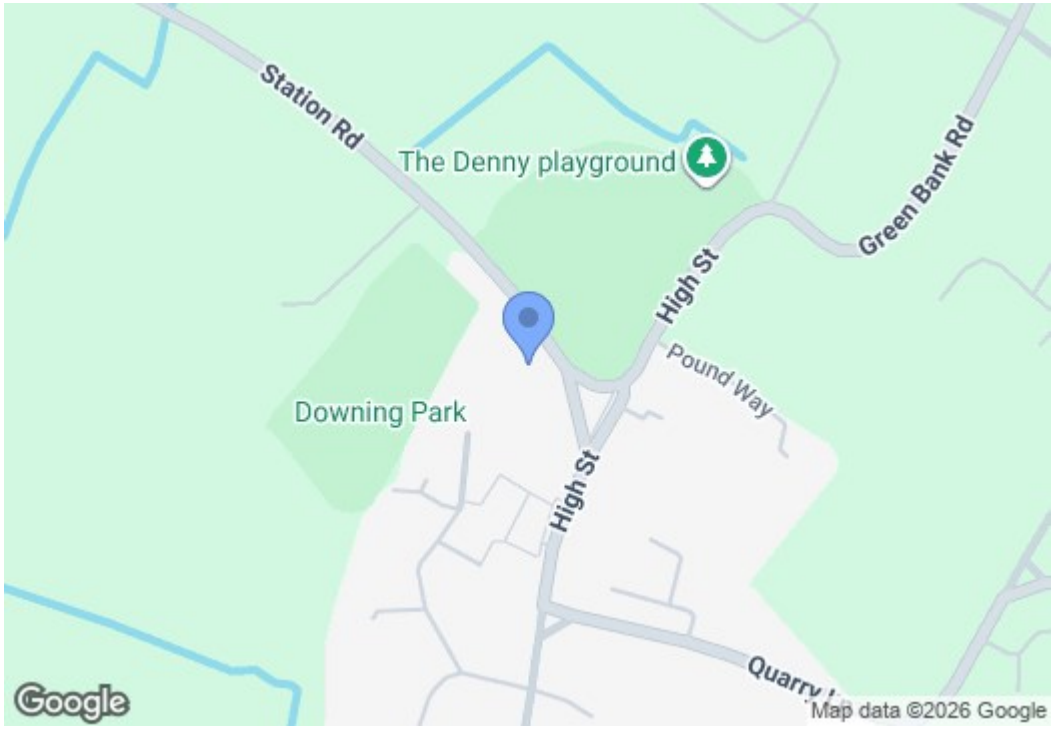
Viewing
Strictly by appointment through Nick Harris at these offices on tel: 01223 819315, email: nharris@rah.co.uk

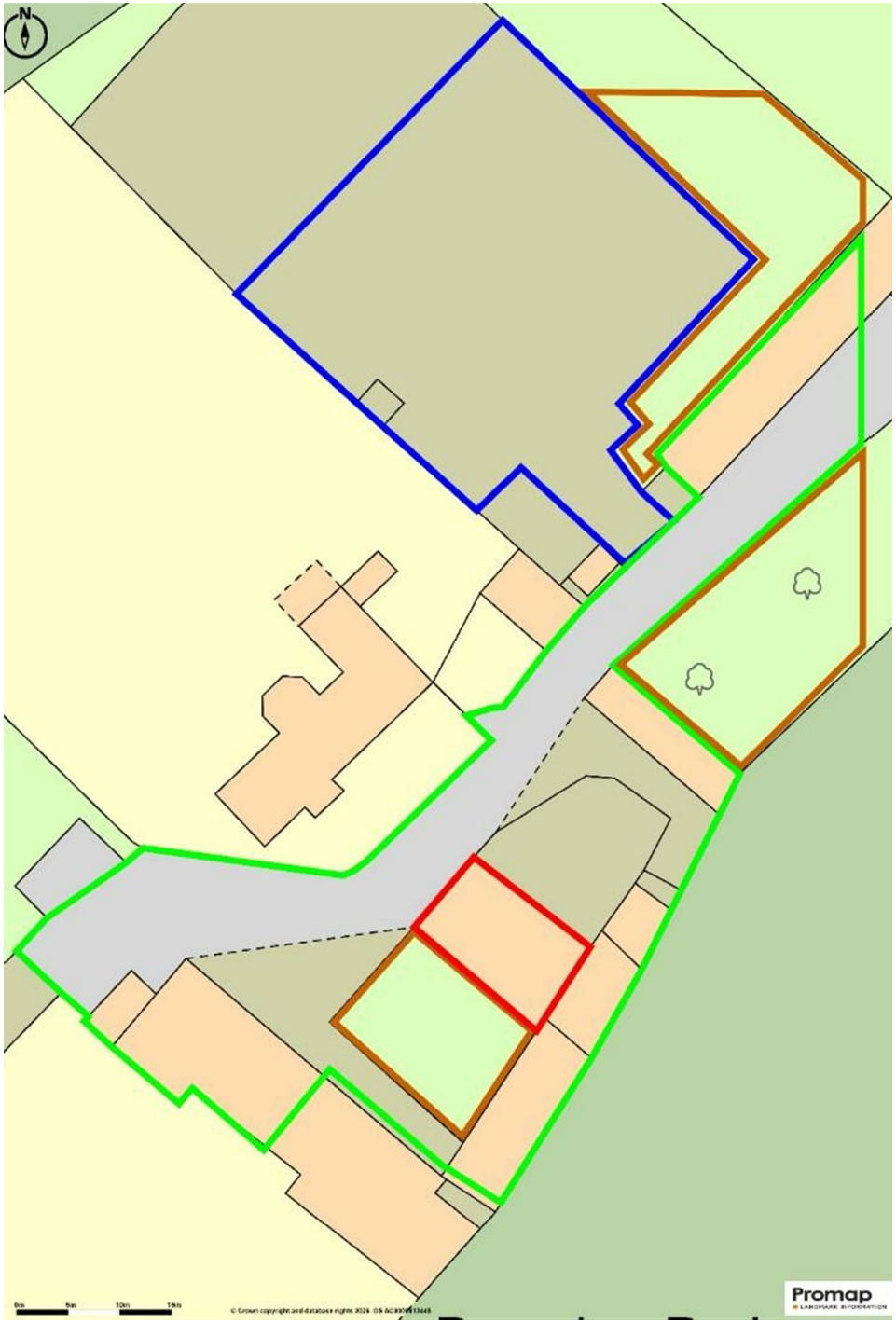














These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.