



Unit 5A, Downing Park, Station Road, Swaffham Bulbeck, Cambridge, CB25 0NW

£1,667 Per Calendar Month

TO LET



rah.co.uk
01223 323130

OFFICE - TO LET

APPROXIMATELY 1,375 SQ FT (127.74 SQ M)

£1,667 PER CALENDAR MONTH

- Modern office on established business park
- Cambridge telephone number and postcode
- Easy in, easy out with flexible terms
- 4 miles north of Cambridge
- Ample on-site car parking
- Electric car charging points (Pod Point)
- 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 M1 in 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 ground floor brick and timber building with weatherboard elevations under a pitched tile roof. The unit benefits from two wc's, kitchen facilities and air conditioning and electric heating.

Accommodation

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The accommodation extends to 1,375 sq ft and 12 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 visitors' spaces available by separate negotiation.

Services

It is understood that mains electricity and water are available but these and other items of equipment, including the fixtures and fittings and appliances referred to have not been tested by this firm, and therefore no warranty can be given in respect 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.

Rates

The rateable value for the entire building is £17,250 under Local Authority Reference: 902705330052. This valuation will have to be reassessed and we estimate the current rateable value to be approximately £8,625.

VAT

All figures are 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.

Planning

Use Class E (Commercial, Business and Services).

Property/Letting Type

Commercial Office

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.

