Barn 2, St Mary's Court, Main Street, Hardwick, Cambridge, CB23 7QS

£2,057 Per Month

TO LET

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800 860

OFFICE / BARN CONVERSION

1,543 SQ FT (143 SQ M)

TO LET

• High specification office space in accessible location • 5 miles from Cambridge City Centre • Excellent parking provision • Broadband access • Three phase electricity supply • Comfort cooling • Gas fired radiator central heating • Landscaped grounds and central courtyard creating a beautiful, quiet and tranquil environment • NACOS approved intruder alarm • Covered cycle parking

Location

The village of Hardwick lies 5 miles west of Cambridge. The St Mary's Court development is located in the centre of the old part of the village. It is a 10 minute walk to the local shop/Post Office and a 5 minute walk to the Blue Lion public house. A petrol station and additional small supermarket outlets are a 5 minute drive away. For those who need to visit, Cambridge has fast, regular and direct connections with both Kings Cross and Liverpool Street, journey times to Kings Cross under an hour.

Accessibility

• Cambridge City Centre – 5 miles
• Cambridge Station – 8.5 miles
• Stansted Airport – 32 miles (40 minute drive)
• Junction 13 M11 motorway – 4 miles
• Junction 23 M25 motorway – 45 miles
• London Kings Cross – 50 minutes train from Cambridge Station

Description

St Mary's Court offers the best of both worlds. A suite of converted barns in a village location easily accessed from the M11, A14 and A428 and close to the historic City of Cambridge. Barn 2 provides entrance porch, three open plan ground floor offices, male/female wc, kitchen and plant room.

Planning

The property has been used as offices falling under Class B1A of the Town & Country Planning (Use Classes Order 1987). Interested parties are advised to make their own enquiries of South Cambridge District Council Planning Department on 01954 713000 to ensure that their proposed use is acceptable in planning terms.

Uniform Business Rates

• Current Rateable Value (1 April 2026 – present) - £29,750
• Local Council Reference – 3436508020
• Valuation Scheme Reference – 709483

Interested parties are advised to make their own enquiries of South Cambridge District Council Business Rates Department on 01954 713000.

Service Charge

Prospective tenants for these buildings will provide a pro rata contribution towards the upkeep of the common areas of the Estate. Further details will be available on request.

EPC

The property has an EPC Rating of [TBC].

Terms

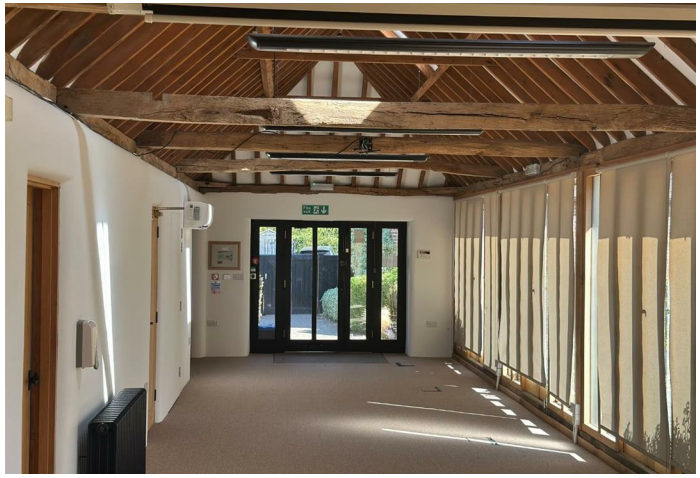
The property is available by way of a commercial lease at a rent of £24,688 per annum.

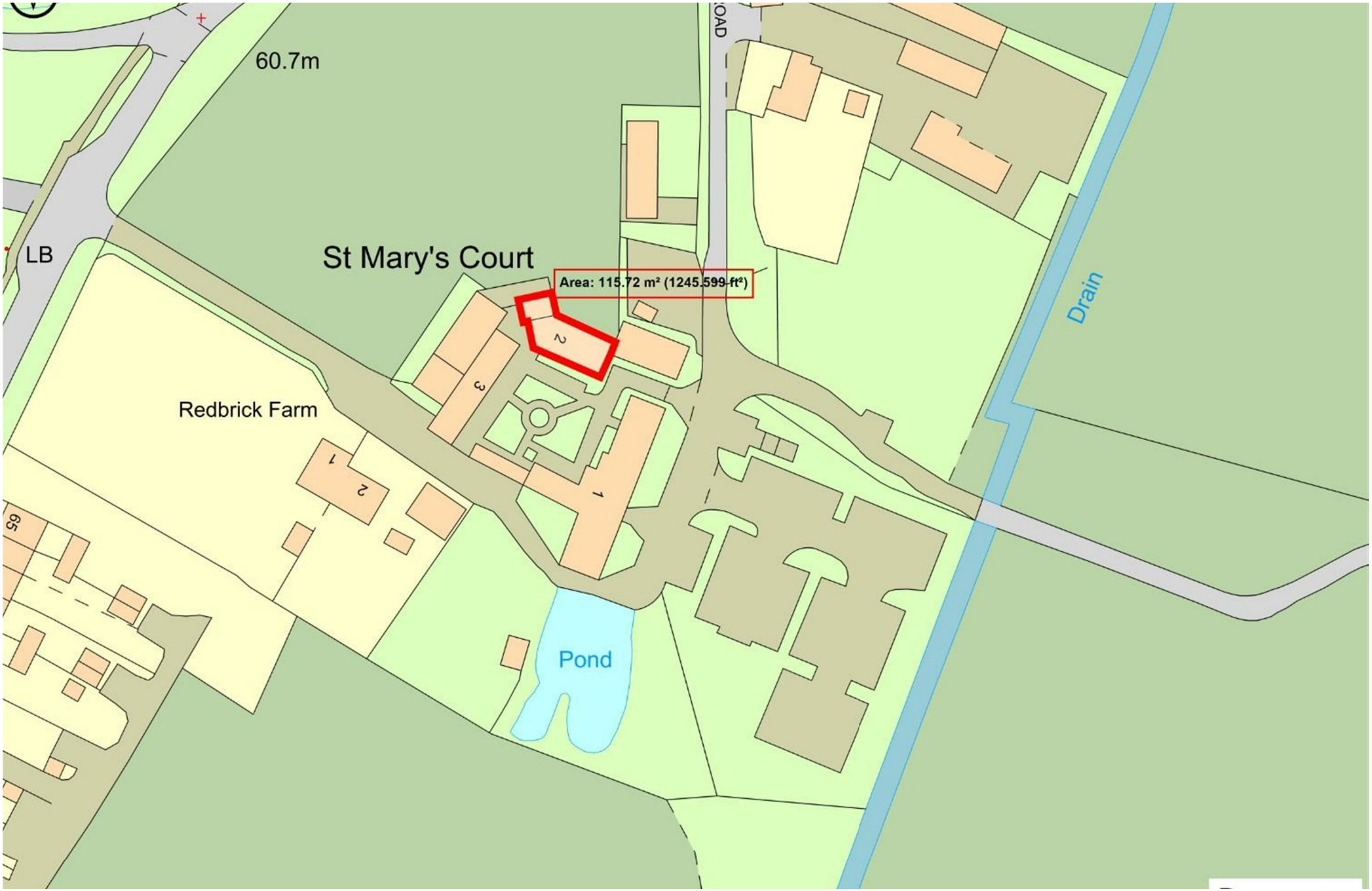
Legal Costs

Each party to bear their own associated legal and professional costs.

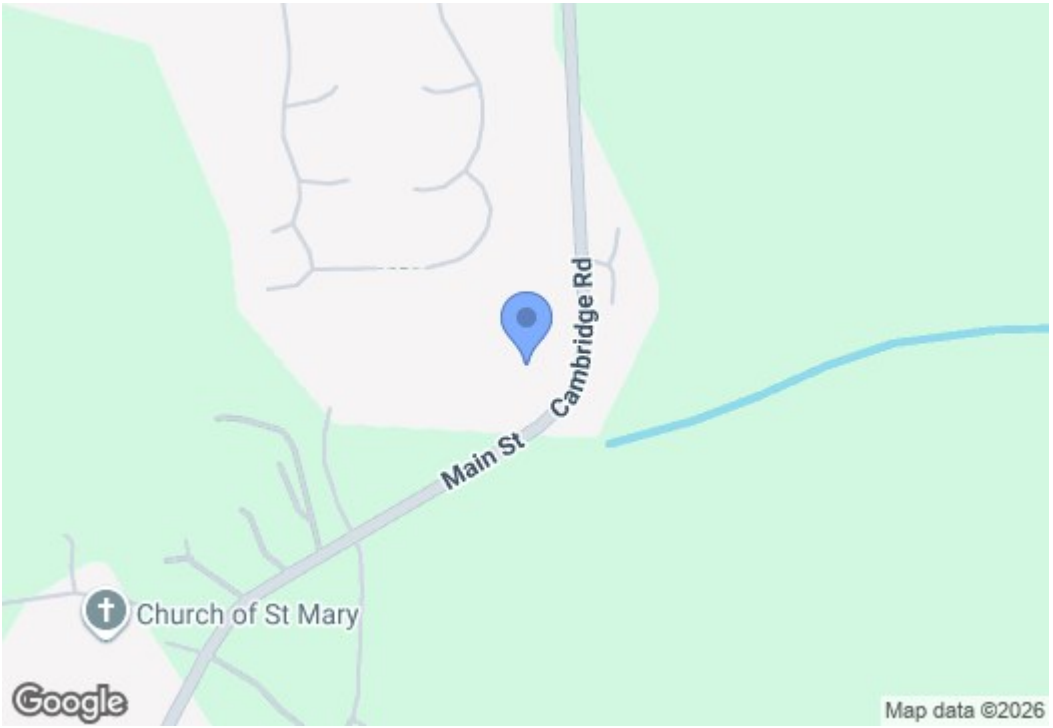
Viewing and Further Information

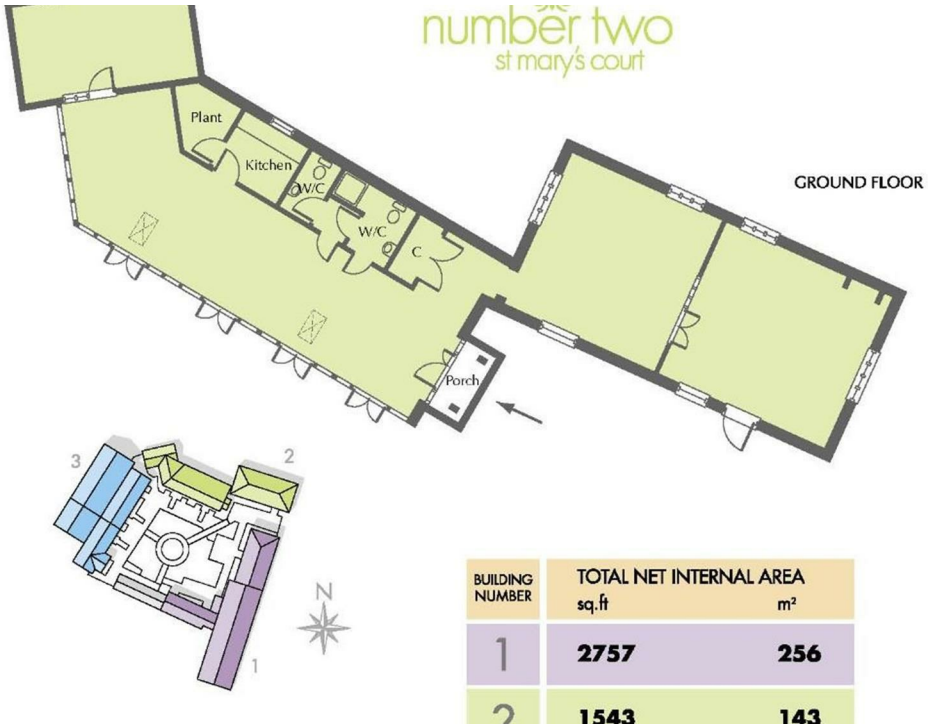
Strictly by appointment with the sole agents, Redmayne Arnold & Harris. Contact: Nick Harris, Tel: 01223 819315, Email: nharris@rah.co.uk





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.





BUILDING NUMBER	TOTAL NET INTERNAL AREA sq.ft	m²
1	2757	256
2	1543	143