



Unit 14, St. Georges Tower, Hatley St George, Sandy, SG19 3SH
£869 Per Calendar Month
TO LET



rah.co.uk
01223 800 860

OFFICE TO LET

994 SQ FT (92.34 SQ M)

- Self contained office suite
- Modern internal specification
- Attractive rural location
- 5 car parking spaces

Location

Hatley St George is situated in attractive rural surroundings, overlooking open countryside. The development is located 12 miles west of Cambridge, 8 miles north of Royston and 8 miles south of St Neots. The development lies on the Cambridge/Bedford border, and is easily accessible from Cambridge via the A603/B1042. The location has the benefit of being in a rural setting with panoramic views from its raised hillside position over the surrounding countryside.

Description

The development comprises 13 self-contained office suites of variable sizes situated in a courtyard style environment. The construction is a mixture of new build and conversions of traditional buildings comprising of brick construction with pitch slate roofs with part painted render to one and two storey court element. The focal point of the site is the former water tower which fronts the development and believed to date from the early 19th Century.

The development provides gravel parking areas for approximately 62 cars, in well designed landscaped areas including communal covered cycle and seating locations.

The scheme has been designed with a high degree of flexibility and offices are available individually or combined. The site ducting also allows all units on site to be easily networked if necessary.

Accommodation

Unit 14 - 994 sq ft - 5 car parking spaces

Internal Features

Individual offices benefit from the following features:

- Perimeter ducting to take computer / telephone cables
- Suspended direct / indirect Concorde lighting systems
- Burglar and fire detection systems
- CCTV cameras connecting to monitoring station
- Two WCs one with disabled facilities
- Kitchen with sink, worktop and adequate space for fridge

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

On application.

Energy Performance Certificate

The EPC rating for this property is _____.

VAT

All figures quotes are exclusive of VAT.

Legal Costs

The incoming tenant to be responsible for both parties reasonable legal costs.

Service Charge

There will be a maintenance charge per unit to cover landscape maintenance, refuse collection, and postal collection from the development.

Internet Access

The Landlord is able to offer internet speeds normally only associated with cities. A 100Mbps dedicated fibre cable brings internet connectivity to each unit via a managed switch, a firewall and Cat 6 cabling. Depending on availability, tenants can purchase guaranteed minimum amount of that bandwidth the maximum being what is available for the 100Mbps at that moment. The cost of the private fibre is shared between the tenants who want it. They get access to the service providers 24/7 Helpdesk and limited time with an IT specialist to discuss possibilities, such as voice over internet phone (VOIP) and video conferencing. Upload and download speeds are the same, unlike most non-dedicated line services. There is fibre to the building in the village for those who do not want such a high specification of service.

Viewings

Strictly by appointment through the sole agents Redmayne Arnold & Harris, contact: Nick Harris, tel: 01223 819315, email: nharris@rah.co.uk





