



Focal Point, Newmarket Road, Bottisham, Cambridge, CB25 9BD

£6,107 Per Calendar Month

TO LET



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01223 800 860

OFFICE / INDUSTRIAL / WORKSHOP TO LET

MEASURING 2,874 SQ FT (267 SQ M)

- Freehold property to let
- Ground floor measuring 2,874 sq ft
- 14 car parking spaces with easy access for HGV supplies
- Dedicated 1GB internet feed
- Modern office environment with A/C and 3-Phase additional supply
- Secured site with full burglar and fire system
- Turnkey for most businesses with excellent travel links

Location

Bottisham lies around 7 miles north-east of Cambridge and 6 miles west of Newmarket. The property is located on the A1303 Newmarket Road, just 1 mile from the A14 Quoy interchange, 7.5 miles from Cambridge North Station (14 minutes), 18 miles via A14 to M11 (direction South) junction via A11 and 11 miles to A14 Girton junction (access to the North M1/M6) and Bedford A428.

The village (1/2 mile away) offers a regular bus service to Cambridge, Burwell and Newmarket.

There is easy access to the City centre and major road links.

Within the village there are a wealth of facilities including a hotel and restaurant, Post Office, sports centre, health centre, parish Church, public house, Indian restaurant, plus various local shops and takeaways. Within walking/cycling distance is the National Trust's Anglesey Abbey.

For cyclists, there is a cycle path all the way into Cambridge City as well as many cycling routes to the surrounding villages.

Planning

The property has planning consent for uses falling within Class B1, B2, B8 and E5 (offices and R&D). Interested parties are advised to make their own enquiries at South Cambridgeshire Planning Department on 08450 450500.

Uniform Business Rates

The current rateable value (1st April 2006 - present) - £41,000. Interested parties can make their own further enquiries by contacting South Cambridgeshire District Council Business Rates Department on 01954 713113.

Service Charge

There is no service charge. Lessees are covenanted by the lease to ensure that the landscaping around the property is regularly maintained.

Energy Performance Certificate

The property has an EPC rating of E116.

Copies available through Redmayne Arnold & Harris as agents.

Terms

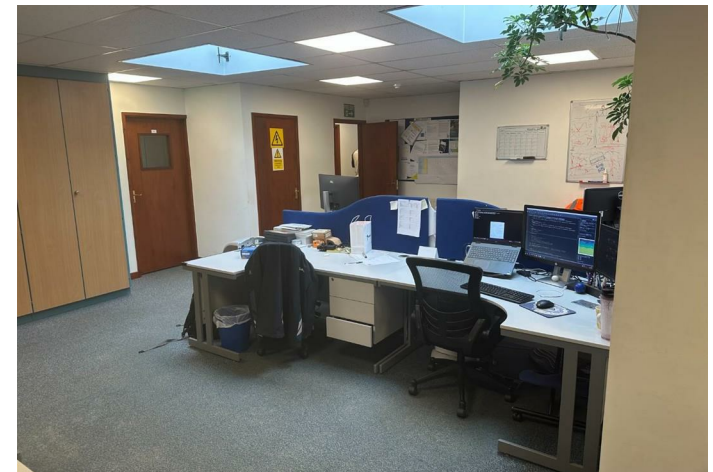
The property is available to let at a quoting lease of £25.50 per sq ft exclusive of other outgoings. No VAT is applicable on the rental payments.

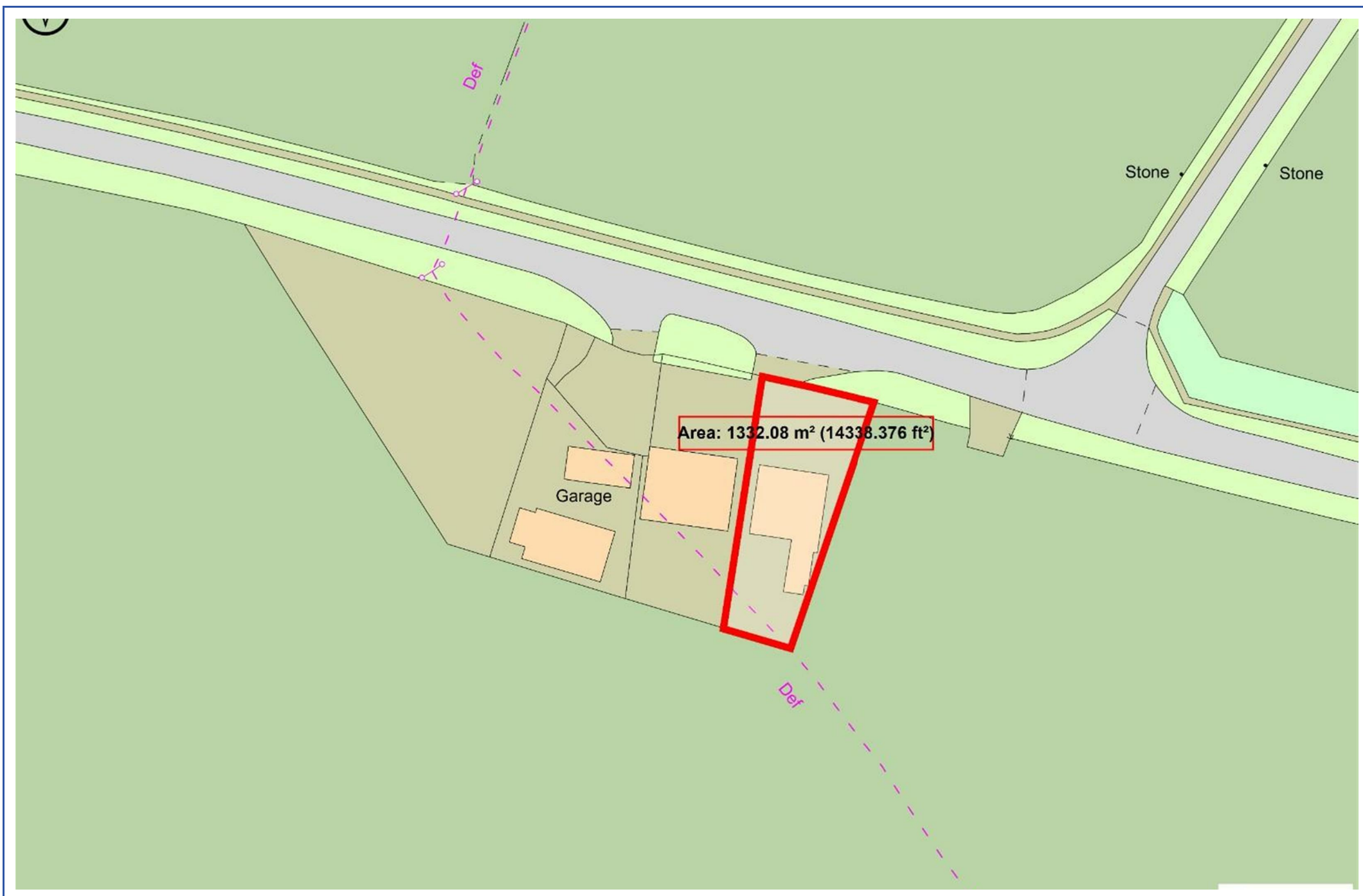
Legal Costs

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

Viewing

Strictly by appointment through the vendor's sole agents Redmayne Arnold & Harris. Contact Nick Harris on tel: 01223 819315 or 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.

