

OFFICE

TO LET



Suite 2, Unit 3, Abbey Barns, Duxford Road, Ickleton, Cambridge,
CB10 1SX



Suite 2, Unit 3, Abbey Barns,

Duxford Road, Ickleton, Cambridge, CB10 1SX



Agreement

To Let



Detail

Office



Rent

£46,800 pax



Size

174 sq m (1,872 sq ft)



Location

Cambridge, CB10 1SX



Property ID

1237520

For Viewing & All Other Enquiries Please Contact:



Ben Green
Director

ben.green@eddisons.com
07825 309599
01223 467155



Joe Berry
Surveyor

joseph.berry@eddisons.com
07977 231366
01223 467155

Property

The property forms part of an attractive barn style office campus in a landscaped setting benefitting from modern facilities and ample parking.

The office suite comprises:

- Predominantly open plan offices
- Private office on ground floor
- Meeting room on ground floor
- Male and female toilets and a kitchenette
- Mezzanine offices on the first floor
- Benefitting from extensive glazing in the gable wall

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate net internal floor area (NIA).

Area	m ²	ft ²
Total NIA	174	1,872

Energy Performance Certificate

Rating: B-36

Services

We understand that mains water, electricity, and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for office use under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: South Cambridgeshire
Description: Office
Rateable value: £43,750 (from 1st April 2026)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£46,800 per annum exclusive

Service Charge

The Tenant to pay a service charge towards the upkeep and maintenance of the exterior of the building and the common areas. The current service charge amount is £4,229.30 per annum.

VAT

We understand that VAT is payable on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Ickleton is conveniently located just 8 miles south of Cambridge. Road connections are excellent with the M11 (Junctions 9 & 10), A11 and A505 all within a couple of miles. Whittlesford Parkway Station (direct trains to Cambridge and London Liverpool Street) is only 2 miles distant.

Abbey Barns is located close to some of Cambridge's major science and research parks, including Wellcome Genome Campus, Babraham Research Campus, Granta Park and Chesterford Research Park.





