

TO LET

BUILDING 1020

CAMBOURNE BUSINESS PARK

Cambridgeshire CB23 6DN



HIGH QUALITY GRADE A OFFICES
GROUND FLOOR SUITE
750 SQ M (8,071 SQ FT)



LOCATION

Cambourne Business Park is situated approximately 8 miles to the west of Cambridge city centre and immediately to the west of Cambourne town centre.

Cambourne is served by excellent road communications being on the A428 which provides direct and quick access to Cambridge, the M11, A14 and A1.

Direct train services run to London Kings Cross from both St Neots [journey time 35 minutes] and Cambridge [journey time 45 minutes]. A regular bus service runs to Cambridge every 20 minutes.

The business park is set in an attractive landscaped environment and is home to occupiers including Biochrom, ip.access, Global Graphics, Monsanto, EEF Ltd, MediaTek, Premier Travel, Netcracker, Regus and South Cambridgeshire District Council.

DESCRIPTION

Building 1020 is a Grade A specified two storey office building providing two office Wings (East and West) either side of an imposing full height atrium/reception area.

The ground floor of the West Wing is available. Features include:

- Air conditioning throughout
- Full access raised floors
- Suspended ceilings
- WCs and showers
- Impressive full height reception/atrium
- External break out areas
- 38 car parking spaces

FLOOR AREAS

GROUND FLOOR	SQ M	SQ FT
WEST WING OFFICES	749.82	8,071
TOTAL NIA	749.82	8,071

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the building and estate. Further details available upon request.

PLANNING

The property benefits from an open B1 planning consent.

BUSINESS RATES

We understand that the subject office suite has a rateable value of £135,000. Interested parties are advised to check the rates payable applicable to them by contacting South Cambridgeshire District Council on 03450 450 064 or emailing NNDR@scambs.gov.uk

RENT

Rent calculated at £20 per sq ft per annum exclusive.

LEASE TERMS

The ground floor of the West Wing is available by way of a sub-lease until January 2021. Alternatively a longer lease may be available by negotiation.

VAT

We understand that VAT will be charged on the rent.

EPC

The property has an Energy Performance Certificate rating of E (117).

LEGAL COSTS

Each party to bear their own legal costs.



VIEWING

Strictly by appointment with the joint sole agents:

BARKER STOREY MATTHEWS
01223 467155
 Pound Hill House, Cambridge CB3 0AE
 bsm.uk.com

BEN GREEN
 bg@bsm.uk.com
 01223 467 155

BNP PARIBAS REAL ESTATE
020 7338 4000
 realestate.bnpparibas.co.uk

LOUISE WILLIAMS
 louise.williams@bnpparibas.com
 020 7338 4231

Barker Storey Matthews and BNP Paribas for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of potential lessees or purchasers and do not constitute, nor constitute part, of an offer or contract; 2. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and intending purchasers or lessees should not rely on statements or representations of fact but must fully satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No persons in the employment of Barker Storey Matthews nor BNP Paribas has any authority to make or give any representation whatsoever in relation to this property; 4. All prices and rents quoted are exclusive of VAT (if chargeable). Figures quotes as of May 2017. Designed and Produced by identitycreative.co.uk