

# OFFICES TO LET

1,2,5,6 and 7 The Mill,  
Copley Hill Business Park, Babraham Road,  
Cambridge, CB22 3GN



**Approx. 29 - 354.6 sq m (312- 3,817 sq ft)**

- Offices with climate control within a converted barn with shared entrance area
- Pleasant and well managed business environment
- Flexible lease term
- Car parking
- Fast fibre optic broadband service available if required

**TO LET**

## LOCATION

Copley Hill Business Park is located 3 miles south of Cambridge on the A1307 (Babraham Road), offering excellent access to the A11/M11 major roads. Frequent trains to London Liverpool Street are serviced by Great Shelford Railway Station (approximately 3 miles) and the park is conveniently located for Stansted Airport, 20 miles further south via the M11. There is a bus service passing the entrance to the Park (no. 13 Haverhill to Cambridge). A cycleway links the Park to the centre of Cambridge.

There are various shops and excellent public houses in the nearby villages of Babraham, Great Shelford and Stapleford.

## DESCRIPTION

The business park offers an established and thriving business location. There is ample car parking and common recreational areas available for use by the tenants. An on-site cafe with bookable meeting rooms is also available for use by tenants. There is also a gym operator on site.

The subject accommodation comprises of various office suites within a converted barn. There is a shared reception area and the office benefits from Cat II lighting, climate control, perimeter trunking, and fire alarm system. There are a number of attractive exposed beams and a kitchenette on the ground and first floor.

The suite provides the following approximate net internal area:

<b>Suite 1</b>	62.3 sq m	(670 sq ft)
<b>Suite 2</b>	71.7 sq m	(772 sq ft)
<b>Suite 5 and 6</b>	191.6 sq m	(2,062 sq ft)
<b>Suite 7</b>	29 sq m	(312 sq ft)
<b>Total</b>	<b>354.6 sq m</b>	<b>(3,817 sq ft)</b>

Fibre broadband is available if required at a cost of £75 plus VAT per calendar month.

## LEASE

The accommodation is available as a whole or in individual suites by way of a new lease for a term of 7 years with a rolling mutual break option any time after the first year on providing 8 months' notice.

The rent is inclusive of service charge. The service charge is a contribution towards maintenance of the premises and upkeep of the estate. Provisions include servicing the facilities, waste disposal, security, water/sewerage, and cleaning of the common areas.

<b>Suite 1</b>	£21,450 per annum.
<b>Suite 2</b>	£24,700 per annum.
<b>Suite 5 and 6</b>	£65,985 per annum.
<b>Suite 7</b>	£9,985 per annum.
<b>Total</b>	<b>£122,120 per annum.</b>

The incoming tenant will be directly responsible for all other outgoings including electricity, telephones/internet services, business rates and general internal repairs.

## RATEABLE VALUE

From information taken from the Valuation Office web site, we understand the premises are entered into the Online Rating List with a rateable value with effect from 1<sup>st</sup> April 2017 of –

<b>Suite 1</b>	£9,700
<b>Suite 2</b>	£11,250
<b>Suite 5 and 6</b>	£30,750
<b>Suite 7</b>	£4,550

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Revenue Services on 01954 713 112.

## LEGAL COSTS

There is a standard lease. The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs, up to £300 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE

TBC

## VIEWING

Strictly by appointment only with

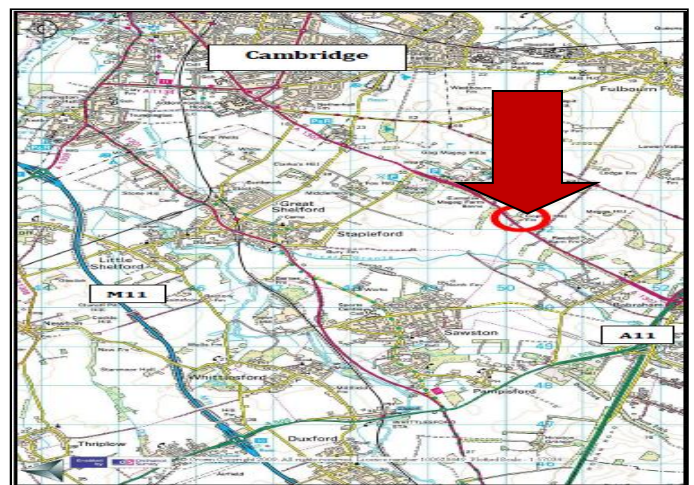
Johnny Goodman at Goodman Property

t: 01223 873195 or 07770 624769

e: [jg@goodmanproperty.co.uk](mailto:jg@goodmanproperty.co.uk)

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