



TO LET – OFFICE SPACE

395.01 sq m (4,252 sq ft)

The Mount
The Sidings
Station Road
Longstanton
Cambridgeshire
CB24 3DS

- Available to let on a new direct lease
- Former granary converted into modern office accommodation
- On site parking
- Located adjacent to Longstanton Park & Ride

Location

Longstanton is a town located approximately 6 miles north-west of Cambridge which benefits from direct access to the A14 and further links to the M11 and A1(M). Longstanton also lies on the edge of the Northstowe development, which continues to drive growth and development within the area.

The property occupies a prominent position adjacent to the Longstanton Park & Ride, which provides frequent direct services to Cambridge City Centre, Cambridge Science Park and both Cambridge North and Cambridge railway station.

Description

A former granary converted to provide modern office accommodation over two and a half storeys. Located adjacent to the Longstanton Guided Busway, the property offers a mix of open-plan and partitioned office space, together with an external landscaped area containing space for outdoor seating and parking.

Accommodation

The property comprises an approximate total net internal area of 4,252 sq ft:

	Sq m	Sq ft
Ground Floor	147.99	1,593
First Floor	136.28	1,467
Second Floor	110.74	1,192
Total	395.01	4,252

Planning

The property has planning consent for business use falling within use class B1a Office, therefore qualifying for Use Class E of the Town and Country Planning (Use Class) Order 1987, amended 2020.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500

Uniform Business Rates

The property is assessed jointly with neighbouring land/buildings and therefore does not currently have a separate Rateable Value.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 03450 450 064.

Service Charge

On application

EPC

The property has an EPC Rating of C (53)

Terms

The property is available to let, with vacant possession, on a new direct lease at a quoting rent of £64,000 per annum exclusive of VAT and other outgoings.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Daniel Malley

Tel: 01223 271978

Email: daniel.malley@cheffins.co.uk





The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.



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