CHEFFINS

OFFICE SUITE TO LET

1 The Mill
Copley Hill Business Park
Cambridge
CB22 3GN

62.24 sq m (670 sq ft)

- Available on flexible lease terms by way of a new direct lease
- Situated on a pleasant and well managed business park
- On site café and gymnasium
- Fast fibre optic broadband service available

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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.

Description

The property comprises a ground floor office suite of 670 sq ft (62.3 sq m) within a converted barn. The park benefits from fast fibre optic broadband service (100 mbps) which is available at a cost of £75 pcm (exclusive of VAT).

Copley Hill is an established and well managed business environment just 3 miles south of Cambridge. 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, including an on site café.

Accommodation

The suites provide an approximate net internal area of 670 sq ft (62.3 sq m).

Uniform Business Rates

The premises are assessed as follows:
Rateable Value: £10,250
Rates payable (2024/25): £5,115 per annum

The rates are based on a UBR for the current year of 49.9 pence in the pound. Eligible occupiers will qualify for small business rate relief providing up to 100% discount from the rates.

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

Service Charge

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.

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

EPC

The property has an EPC rating of C (55).

Terms

The accommodation is available as a whole by way of a new direct lease for a term of 7 years with a rolling mutual break option any time after the first anniversary of the term, subject to either party providing a minimum of 8 months prior written notice.

The rent is £22,000 + VAT per annum which is inclusive of service charge.

Legal Costs

There is a standard lease. The incoming tenant will be required to make a 50% contribution towards the landlord's legal costs. All such costs will be inclusive of VAT.

Viewing and Further Information

Strictly through Cheffins.

Piers Martin
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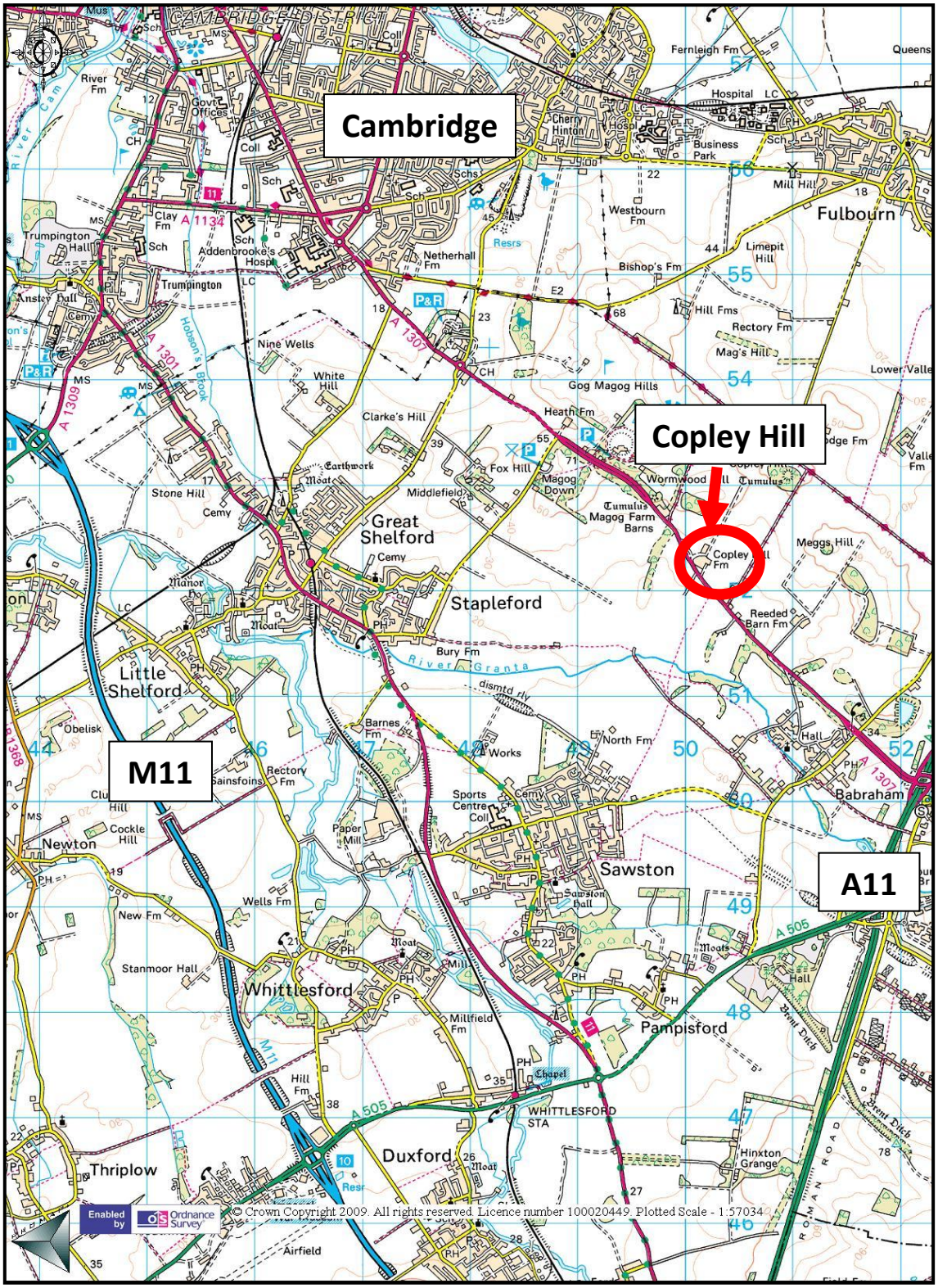
Email: piers.martin@cheffins.co.uk

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.leasingbusinesspremises.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 or 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.

Business


Cambridge
Copley Hill
M11
A11
Great Shelford
Stapleford
Little Shelford
Sawston
Whittlesford
Pampisford
Duxford
Thriplow
Newton
Babraham
Fulbourn
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