CHEFFINS

FREEHOLD SALE –Modern Office

181.62sq m (1,955 sq ft)

Unit 4
Station Court
Great Shelford
Cambridge
CB22 5NE

- Air conditioned, open-plan office
- Four miles south of Cambridge
- Adjacent to mainline train station
- Close proximity to Cambridge Biomedical Campus
- Six car parking spaces

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Location

Great Shelford is a popular and affluent village located approximately 4 miles south of Cambridge City Centre and 2 miles south of Cambridge South Station/ Cambridge Biomedical Campus both walkable or via cycling. The village offers excellent access to the region's road network, being within 2 miles of the M11 motorway accessed at Junction 11. Stansted Airport is approximately a 30 minute drive away via the M11.

In addition, the village is served by high quality amenities including a mainline train station with direct services to Cambridge South, Central, North and London Liverpool Street. There are a variety of local shops, public houses and restaurants which are all within easy walking distance from the property.

Description

The property comprises an office building of brick construction beneath a pitch tile roof. The property provides good quality, open plan office accommodation on the ground, first and second floor with ancillary accommodation including a kitchen and WC's.

The specification includes LED lighting, air conditioning and heating, perimeter trunking with data/power points and a carpet floor tile covering. There is a new fire alarm panel and system with new emergency lighting and new fire regulated LEDs on ground floor and a new intruder alarm. The existing furniture is available by separate negotiation or can be removed.

Six car parking spaces are included with the property

Accommodation

The office has the following approximate net internal floor areas: 1,955 sq ft (181.62 sq m)

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2026:

Rateable Value: £54,500

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department to understand more information about any potential business rate reliefs.

Planning

We understand the property has planning permission for office use.

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Planning Dept. on 03450 455 215 regarding their intended use.

Current Tenancy

The existing tenant is vacating on the 31st August 2026.

Price

Guide **£550,000**

VAT is applicable

Services

We understand that mains water, electric and drainage supplies are available and connected to the property.

Estate Charge

There is an estate charge currently running at around £2,774 per annum (Including VAT).

EPC

The property has an EPC Rating of C (70).

Legal Costs

Each party to bear their own legal costs.

AML

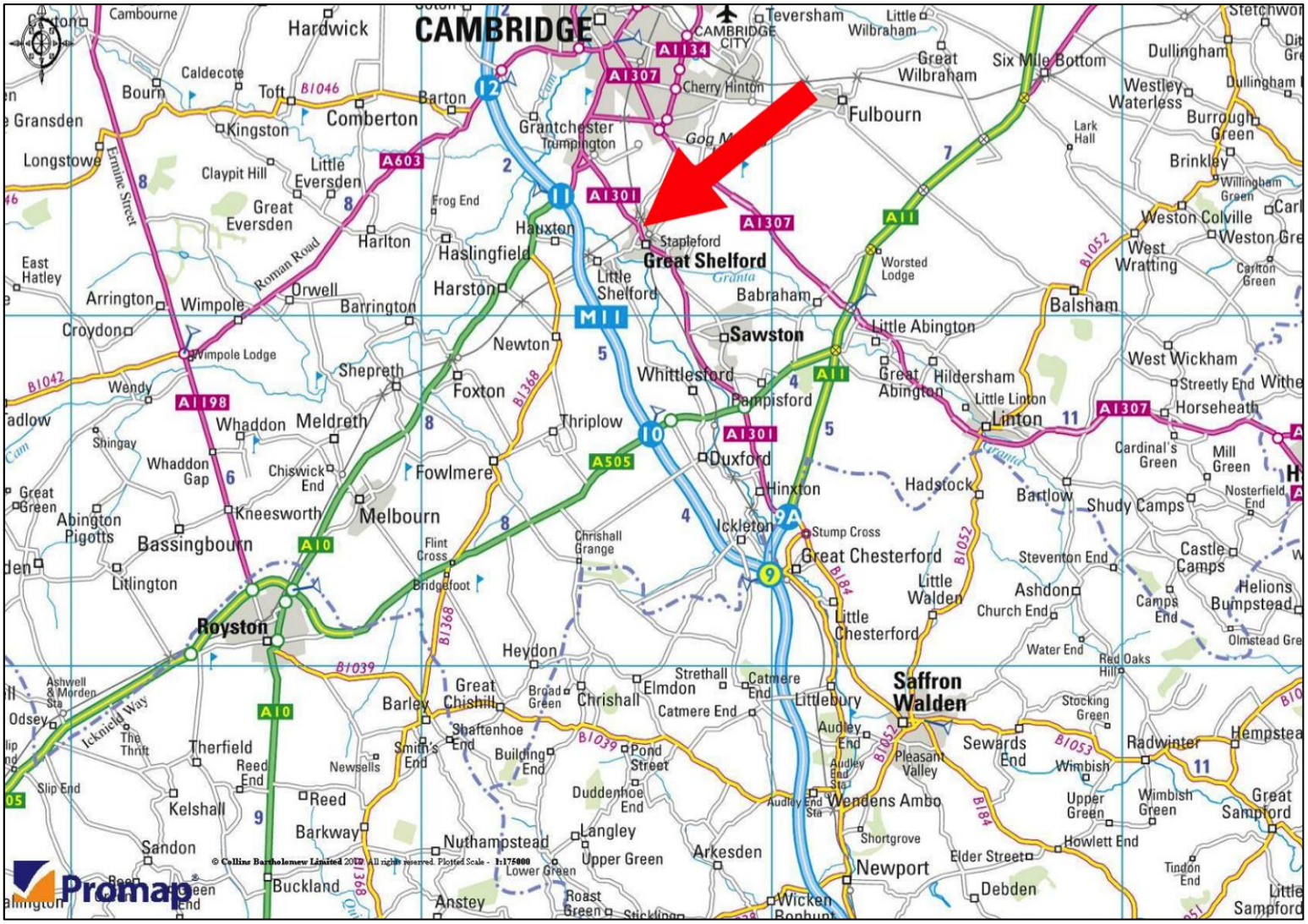
Prospective purchasers will be required to provide confirmation of their source of funds and pass necessary Anti-Money Laundering checks undertaken by the agent prior to the instruction of solicitors.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Will Brown
Tel: 07786 380195
Email: will.brown@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.



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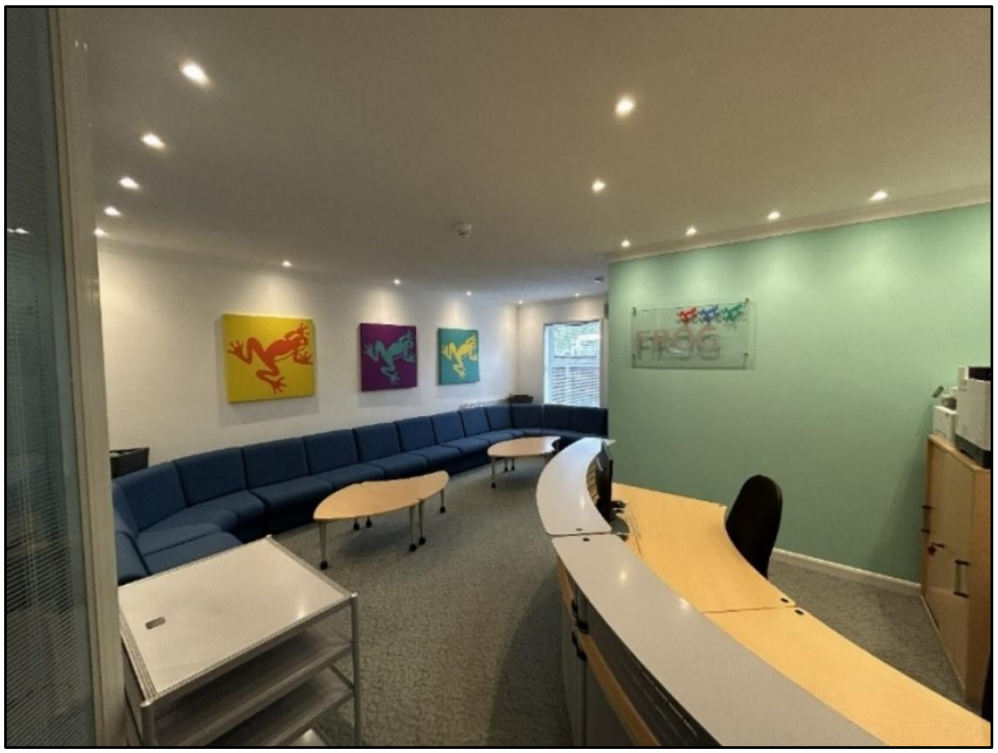

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