



**UNIT 6, TUNBRIDGE COURT, TUNBRIDGE LANE,
BOTTISHAM, CAMBRIDGE, CB25 9TU**

Rent: £23,000 per annum

Size: 1,161 sq ft (108 sq m)

- Self contained, detached office building
- Attractive landscaped development
- Excellent access to Cambridge and A14
- Allocated parking

LOCATION

Bottisham is conveniently located midway between Cambridge and Newmarket. Road links are excellent with the A14 (Quy junction) being two miles from the property, which in turn provides easy access to the M11 and A11. The village benefits from a wide range of services and facilities, including a selection of shops, Post Office, public house and sports centre.



DESCRIPTION

Self contained, detached office building forming part of an attractive and well managed landscaped development of barn conversions. The accommodation is arranged over ground and first floors and benefits from comfort cooling throughout, perimeter trunking for power and data cabling, vaulted ceiling to the first floor, plus separate kitchen and server room. There is dedicated car parking with the offices.

SERVICES

Mains electricity, drainage and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate net internal areas:

Ground floor	529 sq ft	(49 sq m)
First floor	632 sq ft	(59 sq m)
Total NIA	1,161 sq ft	(108 sq m)

RENT

£23,000 per annum exclusive of VAT, service charge, insurance and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £20,500.

For the year commencing 1 April 2024 rates will normally be charged at if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

To be assessed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
Pound Hill
Pound Hill House
Cambridge
CB3 0AE
Contact:

Joe Berry
Joseph.berry@eddisons.com
01223 467155 / 07977 231356

Ref: 7
240906

For more information, visit eddisons.com

020 3205 0200



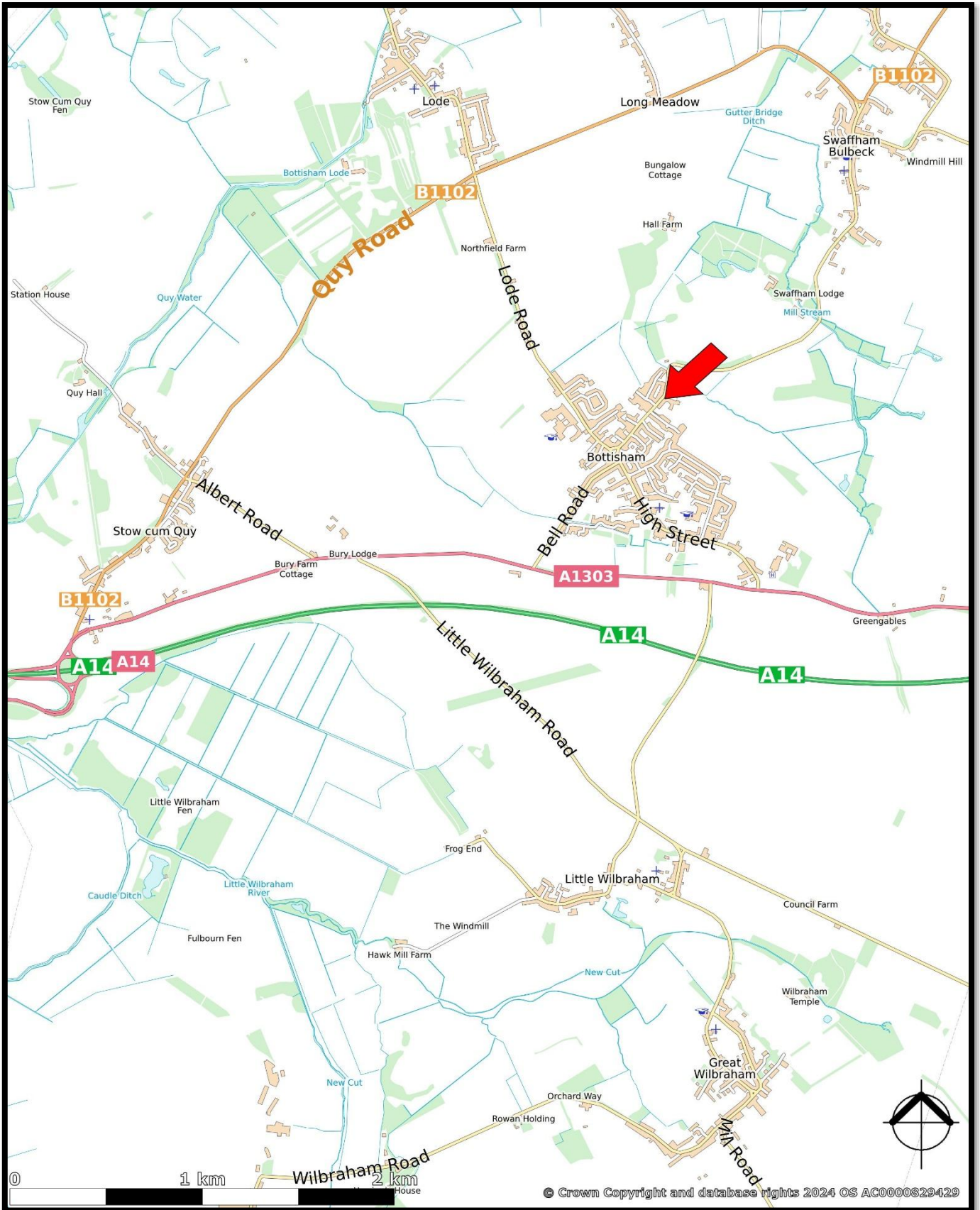
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