



## TO LET: OFFICE SPACE

Unit B  
South Cambridge Business Park  
Sawston  
Cambridge  
CB22 3JH

197.51 sq m (2,126 sq ft)

- Modern two storey office
- Situated on an established business park
- Excellent road links and close to village centre amenities
- Air conditioning and fibre broadband
- 9 car parking spaces & 2 car chargers

## Location

The property is located on the popular South Cambridge Business Park, which is situated just off Babraham Road. This in turn provides access to the A1301 (Sawston Bypass), which links Cambridge, the A505 and the M11 (J9a). Stansted Airport is approximately 23 miles to the south.

In addition, railway stations at Whittlesford and Great Shelford (both within 3 miles of the property) are on the Cambridge to London (Liverpool Street) line, and mainline stations at Royston and Cambridge also offer services to King's Cross. Sawston village centre benefits from a number of local amenities including shops, restaurants, supermarkets, pubs and leisure facilities.

## Description

The property comprises a modern two storey office building providing office space over the ground and first floors along with kitchen and WC facilities. The property provides high quality accommodation and has the following specification:

- Air conditioning on both floors
- Suspended ceilings with inset LED lighting
- 3 compartment perimeter trunking
- Carpeting throughout
- Superfast fibre broadband is available
- 9 allocated car spaces

## Accommodation

	Sq Ft	Sq M
Ground Floor	1,042	96.80
First Floor	1,084	100.71
Total	2,126	197.51

## Planning

The property complies with Use Class E of the Town & Country Planning (Use Classes) Order 1987, amended 2020.

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Planning Department on 08450 450 500 regarding their intended use.

## Uniform Business Rates

The property is assessed as follows:

Rateable Value:	£38,800
Rates payable (2023/24):	£19,361 per annum

The rates are based on a UBR for the current year of £0.499 pence in the pound.

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Business Rates Dept on (01954) 713113 to verify their rates liability.

## Service Charge

There is a service charge payable towards upkeep and maintenance of the common parts of the estate.

## EPC

The property has an EPC Rating of C (72).

## Terms

The property is available on a new business lease at a rent of £47,000 per annum exclusive.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

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# CHEFFINS

