

OFFICE

TO LET



1 Munro House, Trafalgar Way, Bar Hill
CB23 8SQ



1 Munro House, Trafalgar Way

Bar Hill, Cambridge, CB23 8SQ



Agreement

To Let



Detail

Office



Rent

£32,000 pa



Size

167 sq m (1,804 sq ft)



Location

Bar Hill, CB23 8SQ



Property ID

For Viewing & All Other Enquiries Please Contact:



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Property

A modern self-contained two storey building suitable for a range of office and R&D uses. At ground floor is an open plan office area and two office/meeting rooms. At first floor level is a large open plan office. The building benefits from the following features:

- Air-conditioning throughout
- Central heating
- LED lighting
- Kitchen and WCs
- 12 parking spaces, with additional on street parking

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground floor	76	818
First floor	92	986
Total NIA	168	1,804

Energy Performance Certificate

Rating: D – 76

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: South Cambridgeshire
Description: Offices and Premises
Rateable value: £25,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£32,000 per annum exclusive.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

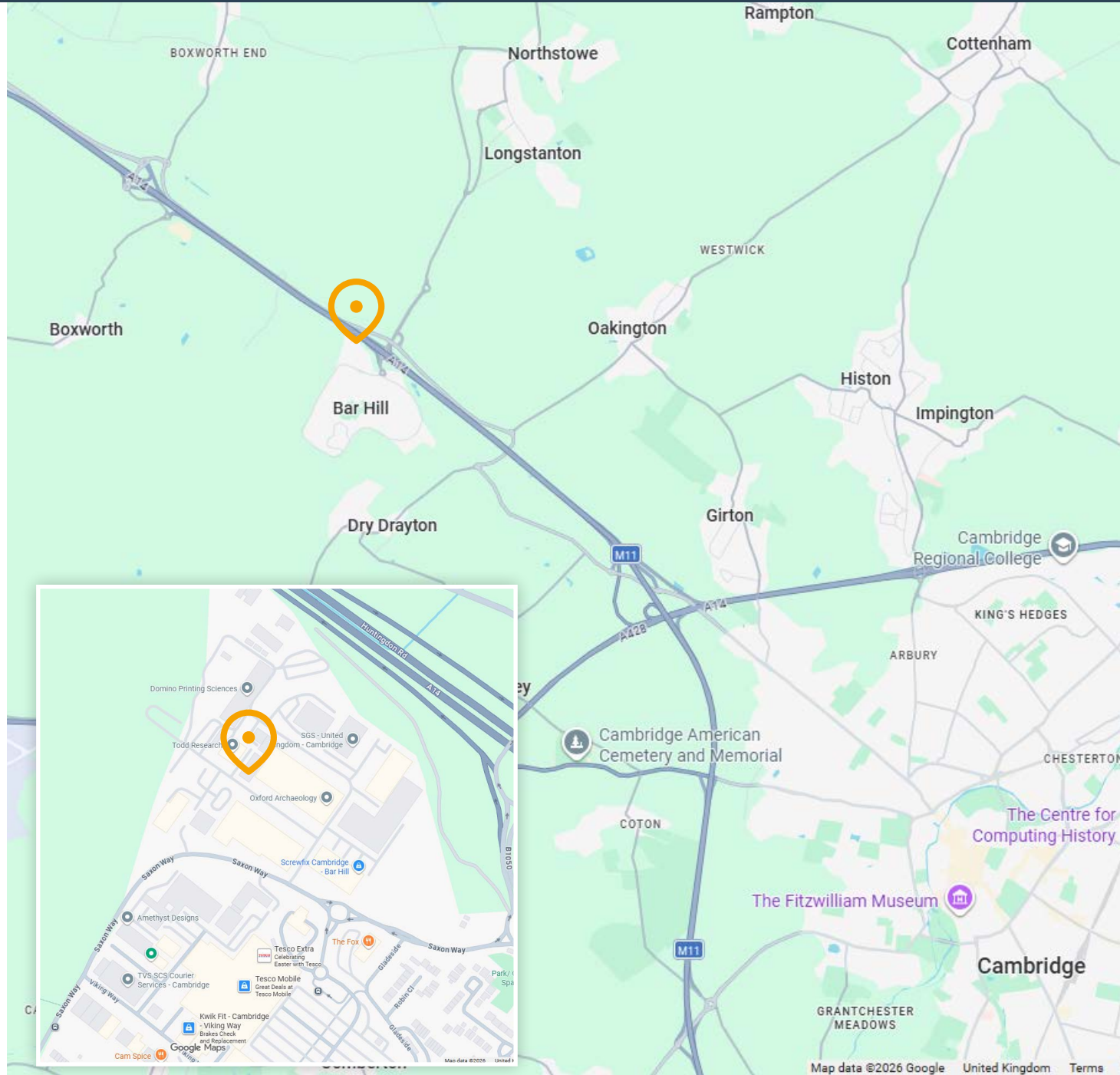
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

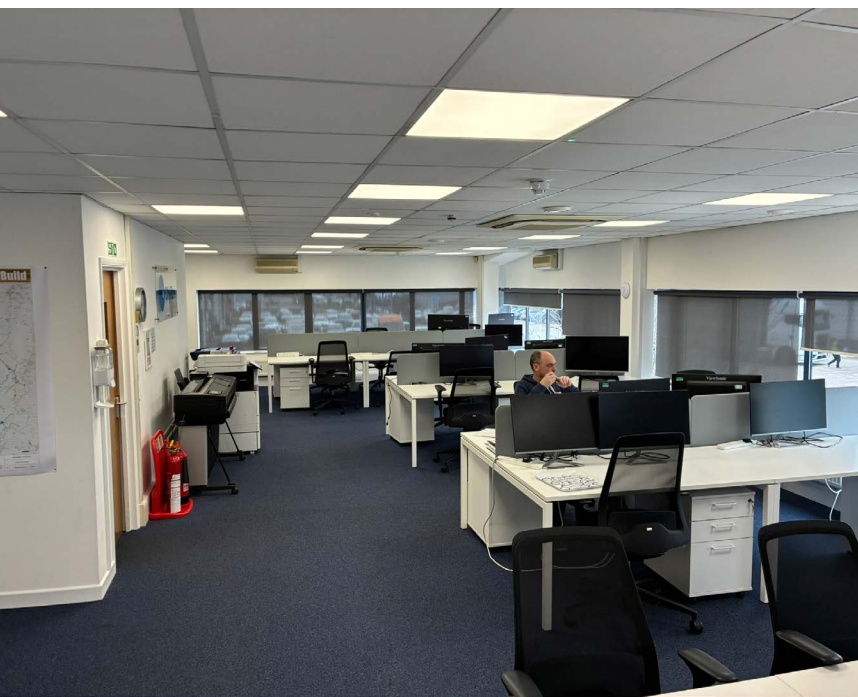
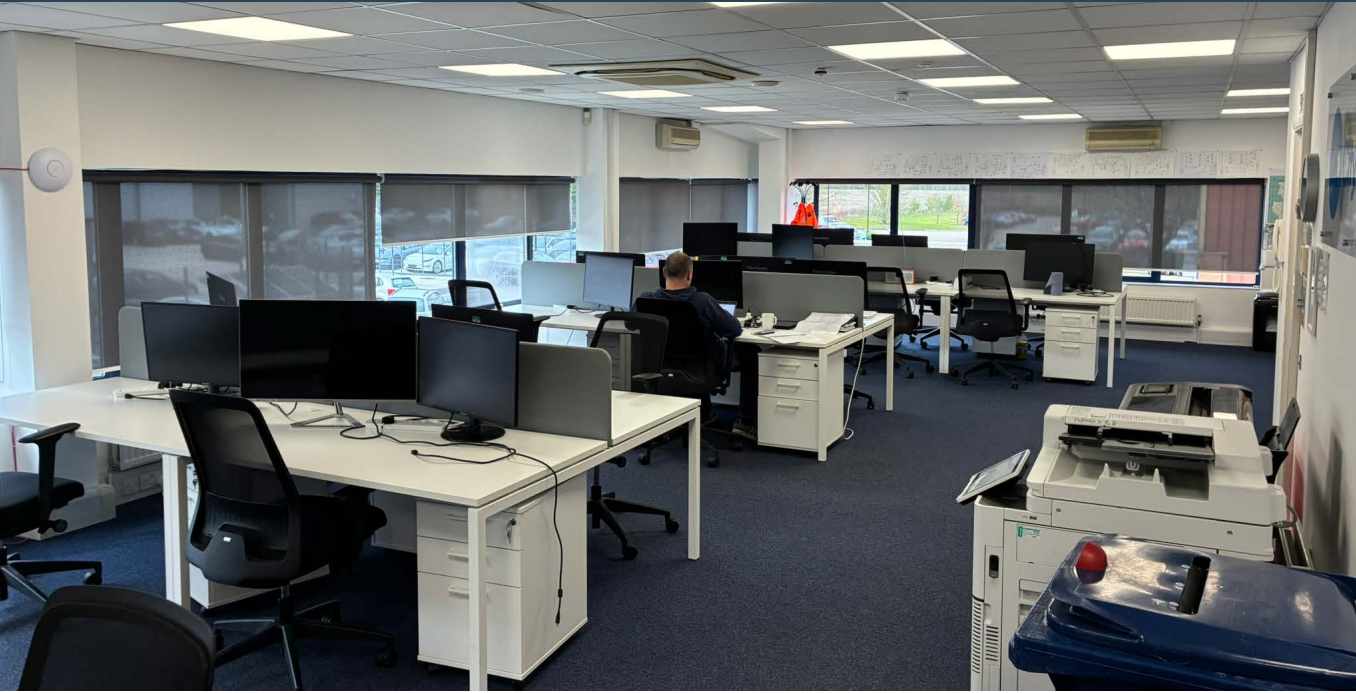
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

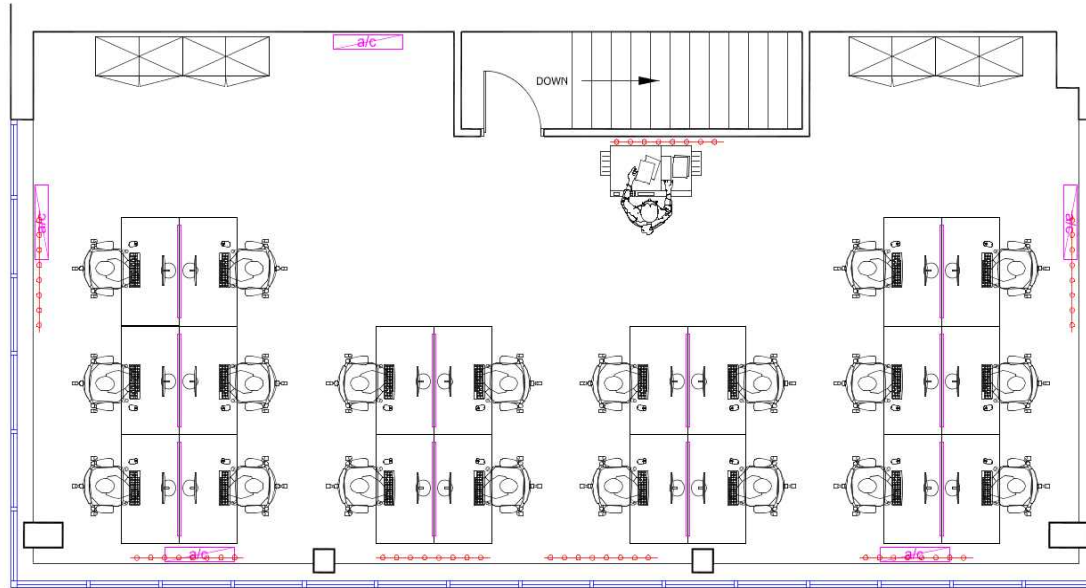
The property is located on Trafalgar Way in Bar Hill, which is located on the A14, approximately 5 miles north west of the centre of Cambridge, and 12 miles east of Huntingdon. The A14 is a primary access route from the east to the west and links the A1 and M11. There is a direct bus service to Cambridge city centre, with a 20 minute journey time that runs 3 times per hour. There are a good range of local amenities within a short walking distance, including a shopping centre, library, library, cafes, a Tesco Extra supermarket and a hotel with Conference facilities and an 18 hole golf course.







FIRST



GROUND

