



Harston Mill, Harston, Cambridge
CB22 7GG

HARSTON MILL

HARSTON, CAMBRIDGE, CB22 7GG



Agreement

To Let



Detail

Offices & Laboratories



Rent

From £18.50 per sq ft per annum



Size

148 - 996 sq m
(1,590 - 10,724 sq ft)



Location

Cambridge, CB22 7GG



Property ID

117921/2025B

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

Harston Mill provides modern office and laboratory accommodation for science based companies in an outstanding setting. The property is only a short distance from Cambridge, a global centre of excellence for research and development, business and education.

Harston Mill benefits from the following features:

- Large reception area with receptionist
- Meeting and conference rooms
- Security
- 24/7 access (access control system)
- Ample parking
- Secure cycle parking
- Showers
- Stunning natural setting with riverside walks

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	Type	Size m ²	Size ft ²
Mill Building (3rd & 4th floors)	Offices	292	3,146
Block A (1st floor)	Offices / labs	148	1,590
Block G (ground floor)	Labs	197	2,125
Block J (1st floor)	Offices / labs	359	3,863

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

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

Rates

Charging Authority: South Cambridgeshire
Description: Offices and Premises

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.

Legal Costs

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

VAT

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

Tenure

A new lease is available for a term to be agreed.

Rent

Area	Rent pa	Service Charge pa	Utilities pa	Total pa
Mill Building (3rd & 4th floors)	£58,201	£31,303	£18,090	£107,594
Block A (1st floor)	£36,570	£15,821	£9,143	£61,534
Block G (ground floor)	£63,750	£21,144	£12,219	£97,113
Block J (1st floor)	£88,849	£38,437	£22,212	£149,498

Notes:

- Business rates are excluded from the above and paid direct by tenants.
- The service charge from 1st April 2024 is £9.95 psf pa; utilities are £5.75 psf pa.
- All costs are net of VAT and subject to contract.

Anti-Money Laundering

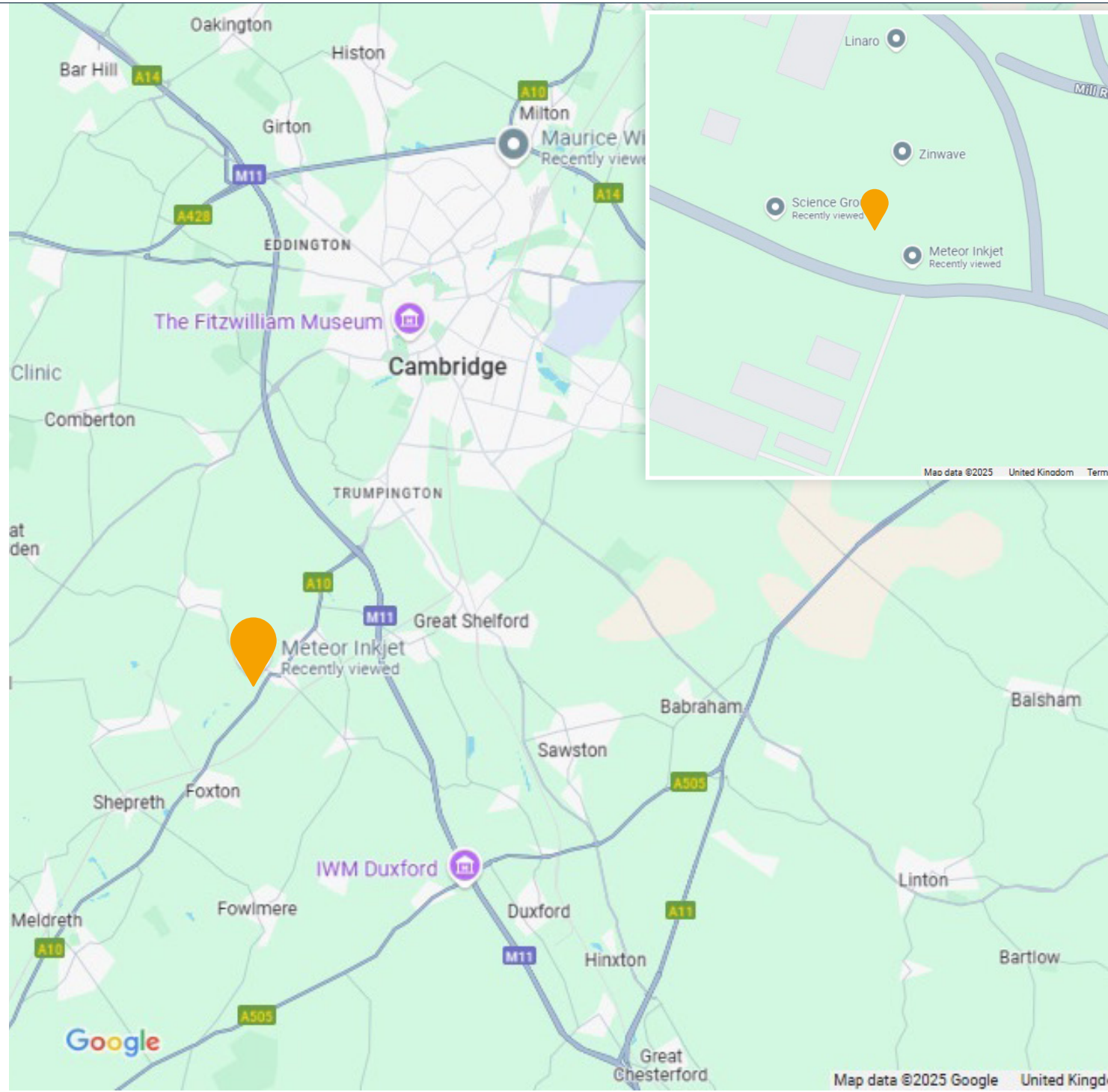
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

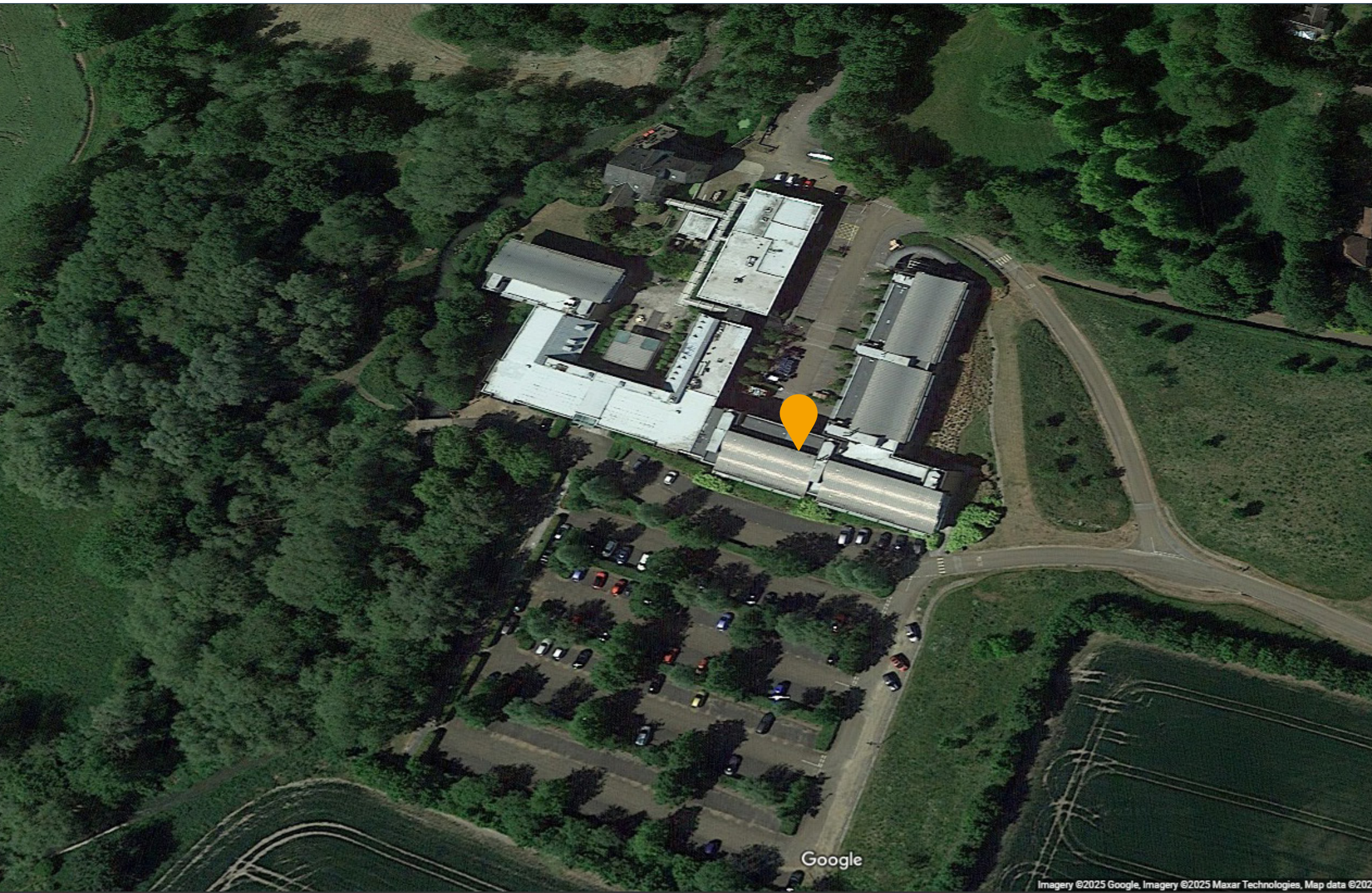
Service Charge

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

Location

Harston Mill is located in the village of Harston just 5 miles south west of Cambridge. The A10 runs through the village linking the M11 (just 2 miles distant) with the A505 providing easy access to the region's main road network. Foxton train station is 1.5 miles distant with direct services to London Kings Cross and Cambridge. Harston offers a range of facilities including a village store and post office, doctors surgery, pubs / restaurants and a petrol filling station. Harston Mill is on the south western edge of the village.





Mill Building (offices)



Block G Ground Floor (labs)



Block J First Floor (offices)



Example Conference Rooms

