



TO LET: OFFICE SPACE

Lower Court 8 (First Floor)
Copley Hill Business Park
Babraham Road
Cambridge
CB22 3GN

34.37 sq m (370 sq ft)

- Self contained first floor office with climate control
- Pleasant and well managed business environment
- On site café, conference rooms and gymnasium
- Flexible lease terms
- Car parking
- Fast fibre optic available
- EV charger points

Location

Copley Hill Business Park is located 3 miles south of Cambridge on the A1307 (Babraham Road), offering excellent access to the A11/M11 major roads. Frequent trains to London Liverpool Street are serviced by Great Shelford Railway Station (approximately 3 miles) and the park is conveniently located for Stansted Airport, 20 miles further south via the M11. There is a bus service passing the entrance to the Park (no. 13 Haverhill to Cambridge). A cycleway links the Park to the centre of Cambridge.

There are various shops and excellent public houses in the nearby villages of Babraham, Great Shelford and Stapleford.

Description

Copley Hill Business Park offers an established and thriving business location. The park is continuously monitored by CCTV and entry to the site is controlled by an automatic security barrier. There is ample car parking and common recreational areas available for use by the tenants.

The available property comprises first floor office space located in the Lower Court building which is located in close proximity to the café.

Accommodation

The offices provide the following approximate net internal area:

	Sq m	Sq ft
Suite 8	34.37	370
Total	34.37	370

Service Charge

The rent is inclusive of service charge. The service charge is a contribution towards maintenance of the premises and upkeep of the estate. Provisions include servicing the facilities, waste disposal, security, water/sewerage, and cleaning of the common areas.

The incoming tenant will be directly responsible for all other outgoing including electricity, telephones/internet services, business rates and general internal repairs.

EPC

EPC rating to be confirmed.

Uniform Business Rates

From information taken from the Valuation Office web site, we understand the premises are entered into the Online Rating List 2023 with a rateable values as follows:

Suite 8 – rateable value £6,000 so qualifying occupiers should be eligible for 100% business rates relief.

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Revenue Services on 01954 713 112.

Terms

The accommodation is available as a whole or in individual suites by way of a new lease for a term of 7 years with a rolling mutual break of 8 months.

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Suite 8 – £12,580 per annum + VAT

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Legal Costs

There is a standard lease. The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs, up to £350 plus VAT.

Viewing and Further Information

Strictly through Cheffins:

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