



TO LET

Stable Block
20 Market Street
Swavesey
Cambridge
CB24 4QG

183.81 sq m (1,979 sq ft)

- Well-presented, open plan commercial premises with period features
- Central village location close to local amenities
- 30 minute drive to Cambridge and 10 minute walk to guided busway
- 5 car parking spaces
- Available to let as a whole or in 3 parts
- Suitable for Use Class E occupiers

Location

Swavesey is a large village located just off the A14 (Junction 28), 8 miles north west of Cambridge and 9 miles south east of Huntingdon. The A14 offers easy access to the M11 (5 miles) and the A1 (11 miles).

The village is located on the Guided busway which links Huntingdon to Cambridge.

The property is located on Market Street, in the centre of Swavesey, immediately surrounded by local amenities including a newsagent, hairdresser and The White Horse Inn Public House.

Description

The Stable Block comprises a detached two storey office building forming part of an attractive office development. The property provides open plan offices and board/meeting rooms at both ground and first floor levels along with a kitchen and WC's with shower.

The property benefits from a good specification including surface mounted fluorescent lighting, central heating, exposed timber beams to part, air conditioning on the first floor and an external seating area.

5 car parking spaces are available.

Accommodation

The property has the following approximate net internal floor areas (NIA):

Ground floor	112.86 sq m	1,215 sq ft
First floor	70.95 sq m	764 sq ft
Total NIA	183.81 sq m	(1,979 sq ft)

Uniform Business Rates

The whole property is assessed as follows:

Rateable Value: £28,000
Rates payable (2025/26): £13,972 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 Department in order to verify their rates liability.

Planning

The property has been used as an office falling under Class E of the Town and Country Planning (Use Classes) Order 1987.

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

Services

It is understood that the property is connected to mains water, drainage, gas and electricity.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the landlord who has existing contracts with the relevant utility providers.

Terms

The whole property is available on a new full repairing and insuring lease for a rent of **£35,000 per annum exclusive**.

Alternatively, the property could be split into parts, at the following quoting rents;

West Wing Suite	£7,000 per annum
North Wing, Ground Floor	£14,000 per annum
North Wing, First Floor	£14,000 per annum

VAT is applicable to the rent.

Service Charge

There is a service charge payable in addition to cover the upkeep and maintenance of the communal car park and services. Further details are available on request.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of E (122)

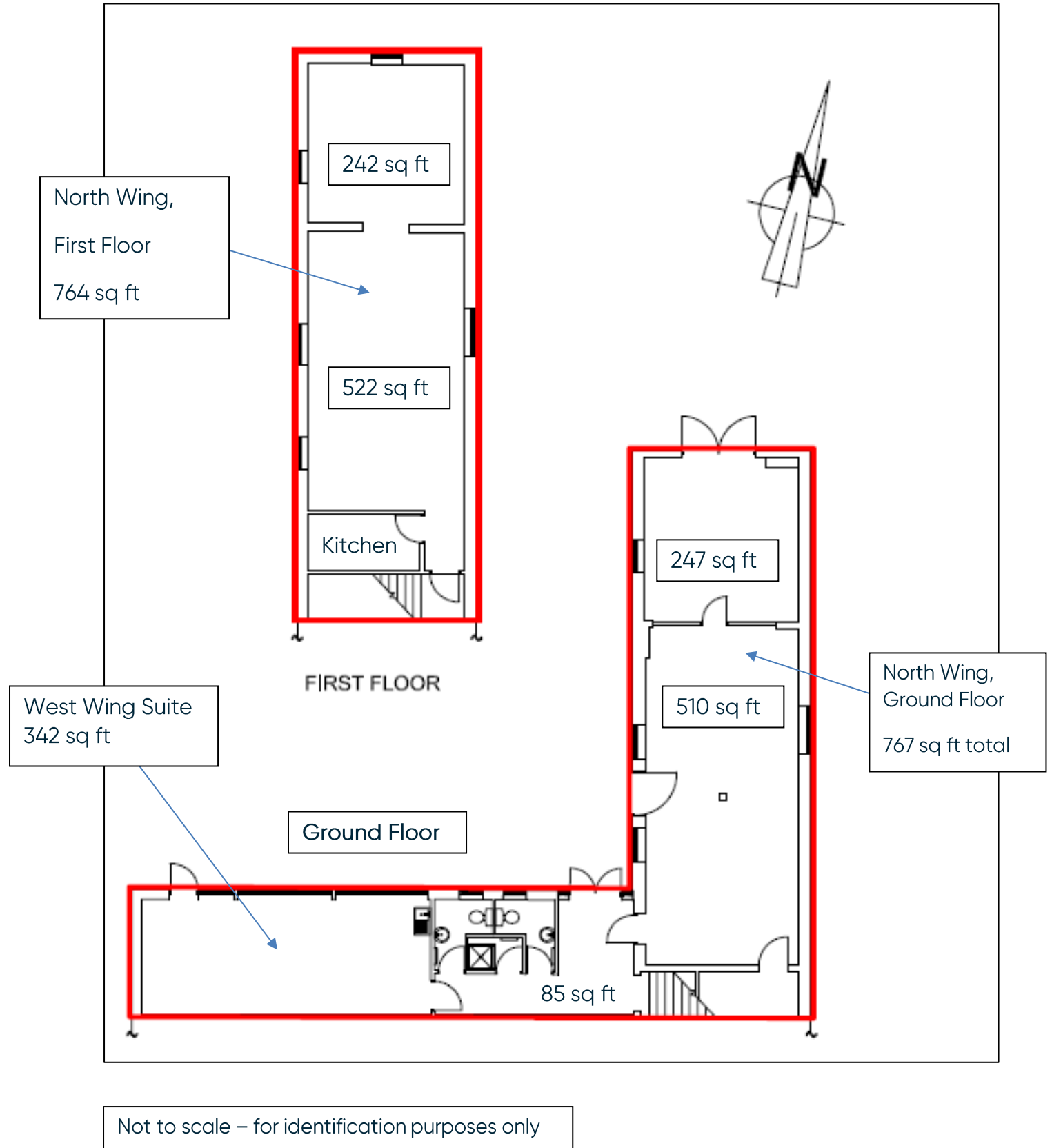
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

Tel: 01223 271 970

Email: alexander.smith@cheffins.co.uk



The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

CHEFFINS

