



TO LET: OFFICE SPACE

6 Lower Court
Copley Hill Business Park
Babraham Road
Cambridge
CB22 3GN

57.8 sq m (623 sq ft) –
143.7 sq m (1,548 sq ft)

- First floor offices with climate control
- Pleasant and well managed business environment
- On site café, conference rooms and gymnasium
- Flexible lease terms
- Car parking
- Fast fibre optic broadband service available if required

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 6a	57.8	623
Suite 6b	85.9	925
Total	143.7	1,548

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 outgoings including electricity, telephones/internet services, business rates and general internal repairs.

EPC

Suite 6a has an EPC rating of D.
Suite 6b has an EPC rating of B.

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:

6A – rateable value £9,533 therefore rates payable for 2024/25 will be £4,756.97

6B – rateable value £13,600 therefore rates payable for 2024/25 will be £6,786.

Suite 6A may benefit from small business rates relief for eligible occupiers.

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 12 months.

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.

Suite 6a – £21,805 per annum + VAT
Suite 6b – £32,375 per annum + VAT

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

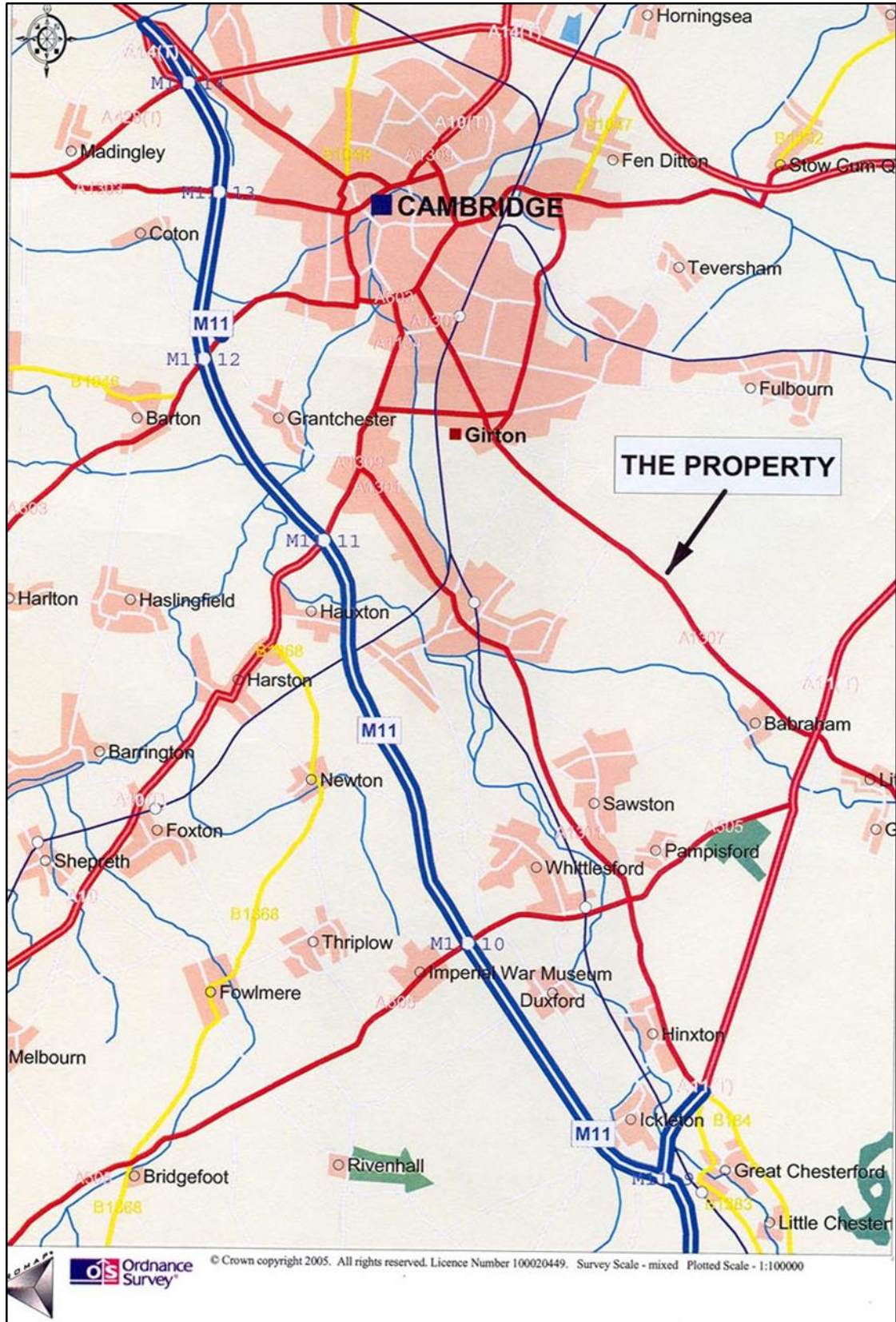
Legal Costs

There is a standard lease. The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs, up to £300 plus VAT.

Viewing and Further Information

Strictly through Cheffins:

Luke Davenport
Tel: 01223 271 974
Email: luke.davenport@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.lettingbusinesspremises.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 of 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.