

Langford Arch, Unity Campus, Cambridge, CB22 3EF

FLEXIBLE LEASES AVAILABLE

To Let - Offices Suites from 635 - 4,811 sq ft



KEY HIGHLIGHTS

- Plug and Play, open plan suites suitable for a range of uses, available immediately
- Kitchenette, currently in situ within each of the suites
- Close proximity to Whittlesford Parkway Railway Station
- Onsite dedicated parking available
- Situated in an established commercial location
- On-site gym facilities available for park occupiers to use, via monthly subscription
- Range of amenities in Sawston village including; bakery, food store and pubs
- Onsite Unity café with frequent food trucks



DESCRIPTION

Langford Arch is a three-storey period office building consisting of multiple, small office suites with communal lobby entrance and toilet facilities. There is on site parking to the front and rear of the building and all suites are available on flexible leasing terms.

ACCOMMODATION

The suites have been measured on a net internal basis as below. All figures are quoted for guidance purposes only.

Unit	Floor	Sq Ft	Sq M
5A	Ground	635	59
5B	First	753	70
5C	Second	764	71
6A	Ground	786	73
6B	First	926	86
6C	Second	947	88
Total		4,811	447

LEASE TERMS

The suites are available immediately by way of a new effectively full repairing and insuring lease for a term to be agreed direct with the landlord. A new lease shall be excluded from the Landlord & Tenant Act 1954 Security of Tenure & Compensation provision.

SERVICE CHARGE

A service charge is levied for the maintenance, repair and upkeep of the external and communal areas of the building, as well as the wider estate. Please contact the agent for details.

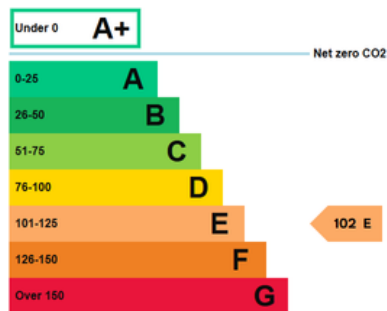
BUSINESS RATES

The suites are currently assessed as a whole and will need to be reassessed separately.

Occupiers are encouraged to verify Rateable Values with South Cambridgeshire Council.

EPC

The property has an EPC rating of E(102).



SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.





LOCATION

Unity Campus is located to the southern side of Sawston which is located approximately 7 miles south of central Cambridge and 4 miles from Cambridge Biomedical Campus / Addenbrookes.

The property lies close to the A505, 2.6 miles from Junction 10 of the M11 and 4.1 miles from the A11 to the west. Upgraded footpaths and cycleways link Unity Campus with Whittlesford Parkway railway station (in under a mile) and central Cambridge. Whittlesford Parkway is 0.75 miles to the east, which serves both Cambridge and London Liverpool Street.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a transaction.

VIEWINGS

Strictly by appointment with sole agents from Savills.

CONTACT

For further information please contact:

Ross Hemmings

Surveyor
ross.hemmings@savills.com
07890 423 803

Anisha Stimson

Graduate Surveyor
anisha.stimson@savills.com
07790 922922



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