



TO LET: OFFICE SPACE

Various Suites
Mill Court
Great Shelford
Cambridge
CB22 5LD

57.59 sq m (620 sq ft) to
189.43 sq m (2,039 sq ft)

- Various office suites at ground and first floor levels
- Air conditioning included
- Only 2 miles from the M11
- Adjacent to main line railway station
- Allocated car parking spaces

Location

Great Shelford is a popular and affluent village located approximately 4 miles south of Cambridge City Centre.

The village offers excellent access to the region's road network, being within 2 miles of the M11 motorway accessed at Junction 11. Stansted Airport is approximately a 30-minute drive away via the M11.

Mill Court is located adjacent to Great Shelford mainline train station with direct services to Cambridge and London Liverpool Street. Great Shelford has a variety of local shops including Tesco Express and Co-op food store, public houses and restaurants, all within easy walking distance from the property.

Description

Mill Court is an established office scheme comprising five buildings set within attractive landscaped surroundings. The premises provides a self-contained, open office located on the ground floor of Mill House which includes the following specification:

- Excellent natural light
- Wall mounted radiators
- Entry alarm code
- WCs and shower facilities
- Air conditioning

Accommodation

The available suites comprise the following approximate net internal areas:

Suites	Sq M	Sq Ft
B1 Mill House	57.59	620
D1 Grain House	66.15	712
D2 Grain House	63.64	685
D4 Grain House	66.98	721
D5 Grain House	94.20	1,014
E1 Breaks House	184.23	1,983
E3 Breaks House	136.10	1,465
C5 Quern House	189.43	2,039
Total	864.83	9,309

Planning

The property has been used as an office falling under Class E (g) (i) 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.

Uniform Business Rates

The rates are based on a UBR for the current year of 49.9 pence in the pound and doesn't take into account any rate relief that might be available from phasing.

Interested parties are advised to make their own enquiries with the local valuation office on 03000 501 501 in order to verify their rates.

Service Charge

There is a service charge payable towards upkeep and maintenance of the common areas of the building as well as the wider estate.

EPC

Awaiting an EPC assessment.

Terms

The property is available by way of a new direct lease.

Legal Costs

Each party to bear their own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole joint agent, Cheffins.

Luke Davenport

Tel: 01223 271 974

Email: luke.davenport@cheffins.co.uk

CHEFFINS

