



**BROADWAY HOUSE, 149 ST NEOTS ROAD, HARDWICK,
CAMBRIDGESHIRE, CB23 7QJ**

Rent: £3,500 - £13,600 per annum

Size: 166 - 675 sq ft (15 - 62 sq m)

- Office suites
- Fibre optic broadband (FTTP) available
- Allocated car parking
- Perfect for start-up or small business

LOCATION

Hardwick is a village located approximately five miles to the west of Cambridge and four miles to the east of Cambourne, along the A1303 St Neots Road. St Neots Road runs parallel to the bypass of the A428, and the subject property sits approximately one mile from the junction of those two roads. The village has a population of over 2,600 and benefits from a convenience store, post office and a public house. There is a bus stop immediately outside the subject property with direct links to Cambridge and Cambourne.



DESCRIPTION

Broadway House is a well-managed multi-let commercial building that provides a range of retail and office suites over ground and first floor. The available office suites benefits from fibre optic broadband (FTTP) with 110mb upload and 900mb download, communal WCs and kitchen, CCTV security, gas-fired central heating throughout and part air conditioning. Externally there is allocated car parking.

ACCOMMODATION

The following suites are available:

First Floor

Office 4	199 sq ft	(18 sq m)
Office 8	310 sq ft	(29 sq m)
Office 9	166 sq ft	(15 sq m)

All measurements are approximate Net Internal areas.

RENT

First Floor

Office 4	£4,100 per annum
Office 8	£6,000 per annum
Office 9	£3,500 per annum

Rents are exclusive of service charge, insurance and all other outgoings. We understand that VAT will not be charged on the rent.

Suites are available individually as listed above or available as one.

BUSINESS RATES

The rateable values now released by the VOA are the following:

First Floor

Unit 1: To be assessed

The office suites will need to be reassessed for business rates, the VOA will only reassess them once a tenant is in occupation.

LEGAL COSTS

The incoming tenant is to contribute towards the landlord's standard tenancy agreement.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agents.

EPC

This property has an EPC of C (56). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 OAE.

Contact: Joe Berry
Joseph.berry@eddisons.com
(01223) 467155

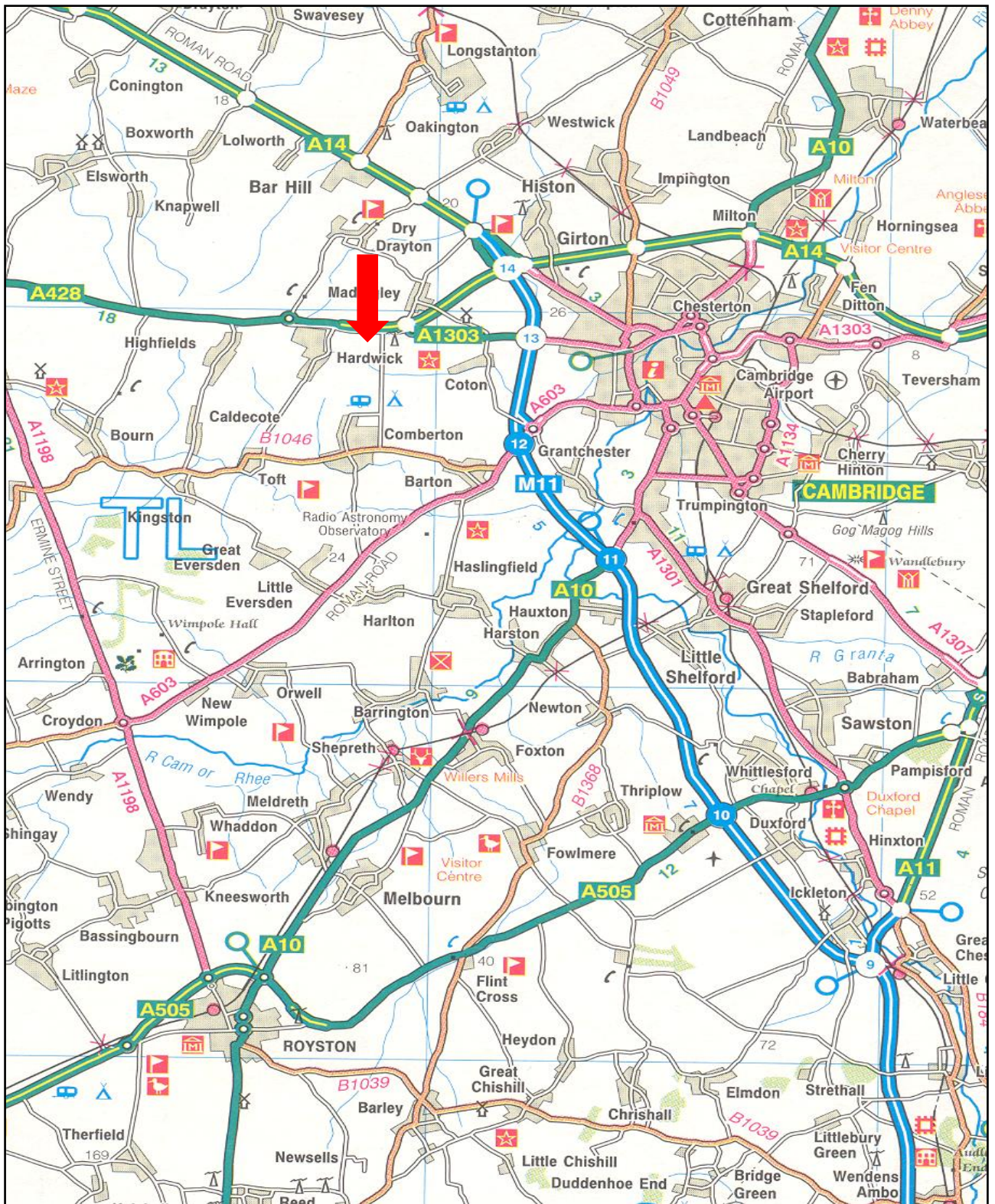
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