



TO LET: OFFICE SPACE

Old Farm Office
Copley Hill Business Park
Babraham Road
Cambridge
CB22 3GN

36.2 sq m (390 sq ft)

- Ground floor office with climate control
- Pleasant and well managed business environment
- On site café, conference rooms and gymnasium
- 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 property comprises a ground floor office suite which benefits from climate control.

Accommodation

The suites provide the following approximate net internal area:

Ground Floor	Sq M	Sq Ft
Old Farm Office	36.2 sq m	390 sq ft

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.

Uniform Business Rates

The premises are assessed as follows:

Rateable Value: £5,400
Rates payable (2021/22): £2,695 per annum

The rates are based on a UBR for the current year of 49.9 pence in the pound. Eligible occupiers will qualify for small business rate relief providing up to 100% discount from the rates.

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Revenue Services on 01954 713 112.

EPC

Old Farm Office D

Terms

The accommodation is available as a whole by way of a new lease for a term of 7 years with a rolling mutual break option any time after the first year on providing 8 months' notice. A three month rent deposit will be required.

Ground Floor

Old Farm Office £11,700 (no VAT applicable and inclusive of maintenance and facilities charge).

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

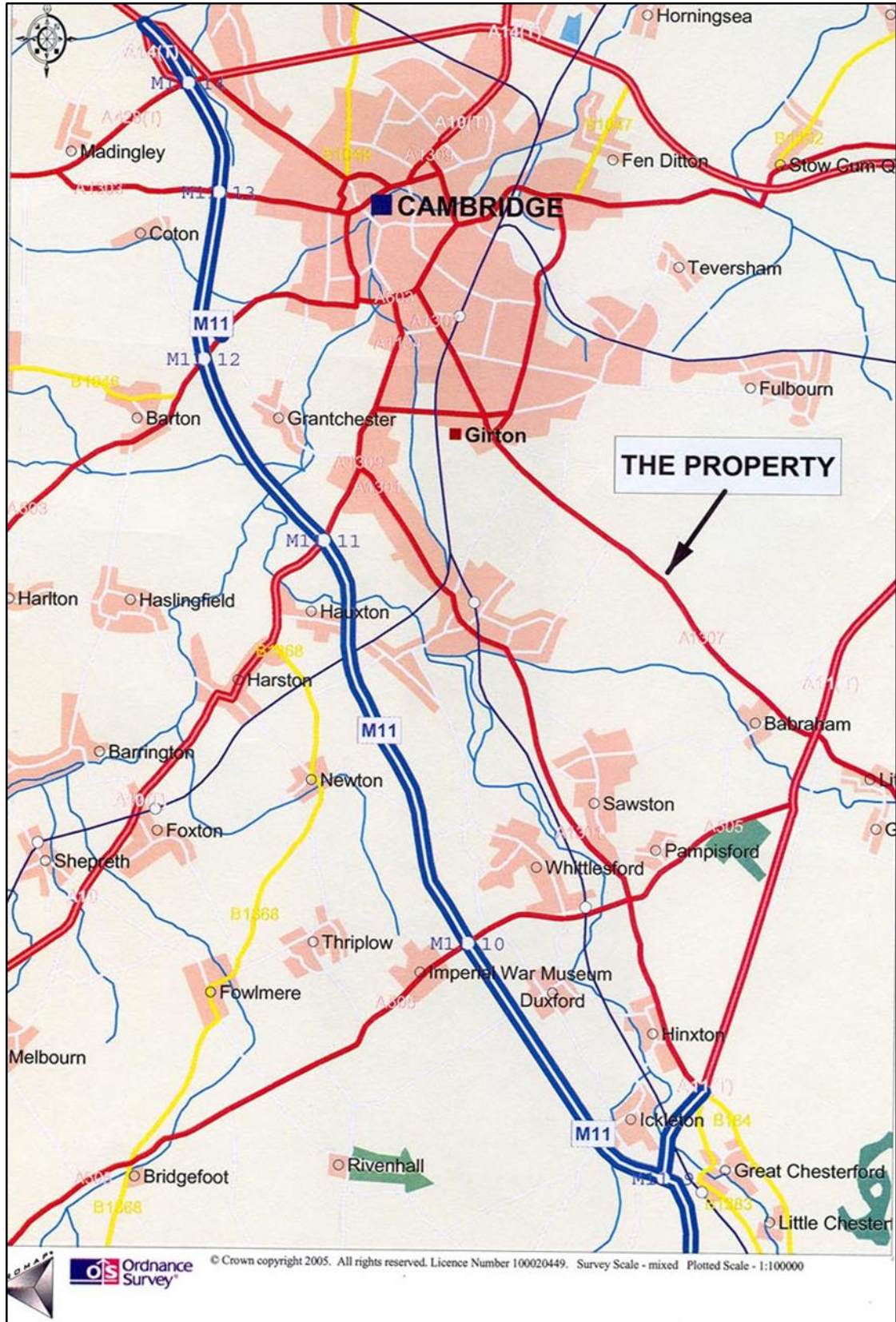
Legal Costs

There is a standard lease. The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs fees.

Viewing and Further Information

Strictly through Cheffins:

Luke Davenport and Alexander Smith
Tel: 01223 213 666
Email: luke.davenport@cheffins.co.uk
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 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.