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OFFICE / R&D - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



## FEN HOUSE, FEN ROAD, CAMBRIDGE, CB4 1UN

**Rent: £80,000 per annum**

**Size: 7,839 sq ft (728 sq m)**

- Modern two-storey building suitable for offices, laboratories & workshops
- 2 miles north-east of Cambridge City Centre
- Photovoltaic panels on the roof offering energy savings
- Air Source Heat Pump based heating and cooling

## LOCATION

The property is located approximately 2 miles north-east of Cambridge City Centre and 0.5 miles east of Cambridge North Railway Station. The location provides easy access to the A14 trunk road (junction 33), approximately 2 miles to the north.



## DESCRIPTION

A modern self-contained building arranged over two floors offering versatile accommodation suitable for a range of office, laboratory and workshop uses. The property provides a mixture of flexible open plan and meeting room accommodation, and many partitions can be easily reconfigured or removed. It benefits from ASHP-based heating and cooling, network cabling, staff welfare facilities, and accessible entrance door, lift and toilet. Solar panels provide significant electricity savings. There is ample parking.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

Ground floor	3,966 sq ft	(368 sq m)
First floor	3,873 sq ft	(350 sq m)
<b>Total</b>	<b>7,839 sq ft</b>	<b>(728 sq m)</b>

An additional 8,234 sq ft (765 sq m) of industrial/warehouse space is available within the adjacent building (linked internally at first floor level), with further details available from the marketing agents.

## RATES

The property will need to be re-assessed for Business Rates purposes. All interested parties are advised to make their own enquiries with

Cambridge City Council Business Rates department on 01223 457779 to check their rates liability.



## RENT

Quoting £80,000 per annum exclusive of insurance, rates and all other outgoings.

## VAT

We understand that VAT will be charged on the rent.

## LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term by negotiation.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

The property has an EPC of C(70). A copy of the EPC is available from the agent.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.

Contact: Ben Green/Joe Berry

ben.green@eddisons.com/joseph.berry@eddisons.com  
(01223) 467155

Ref: 821.158155 220616

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01223 467155

### Important Information

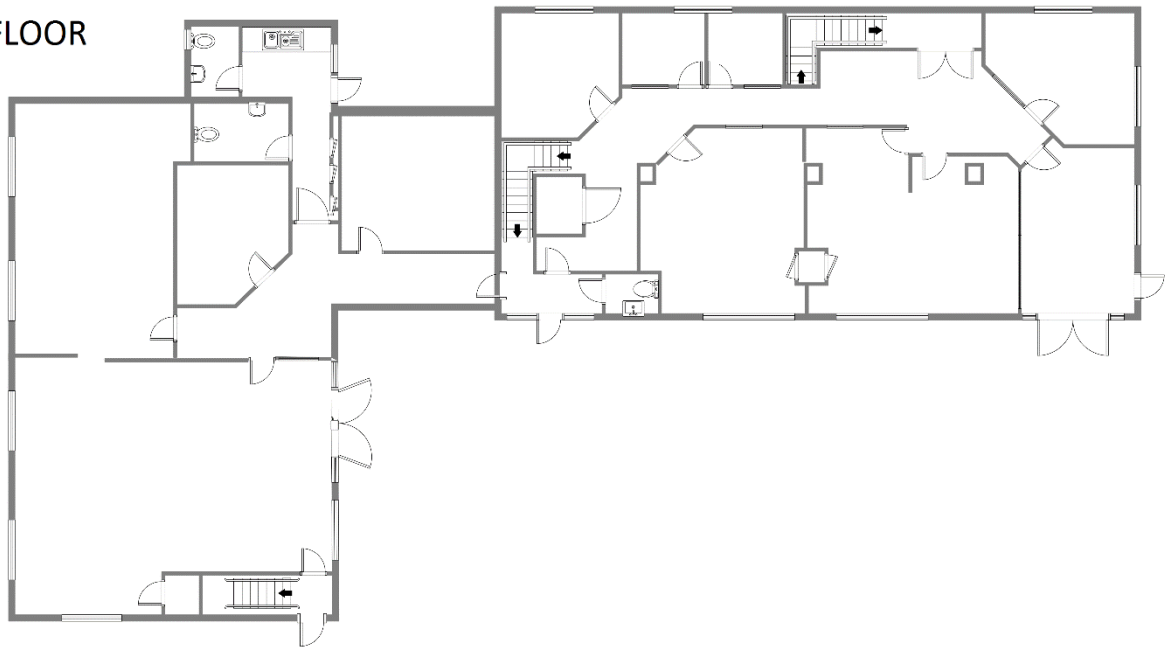
Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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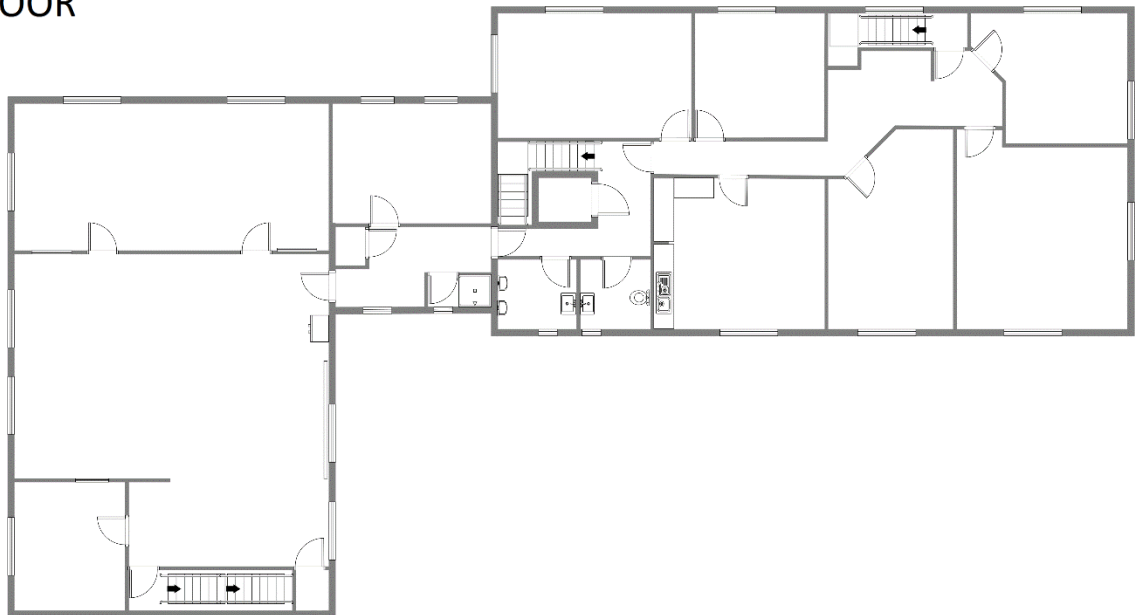
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## GROUND FLOOR



## FIRST FLOOR



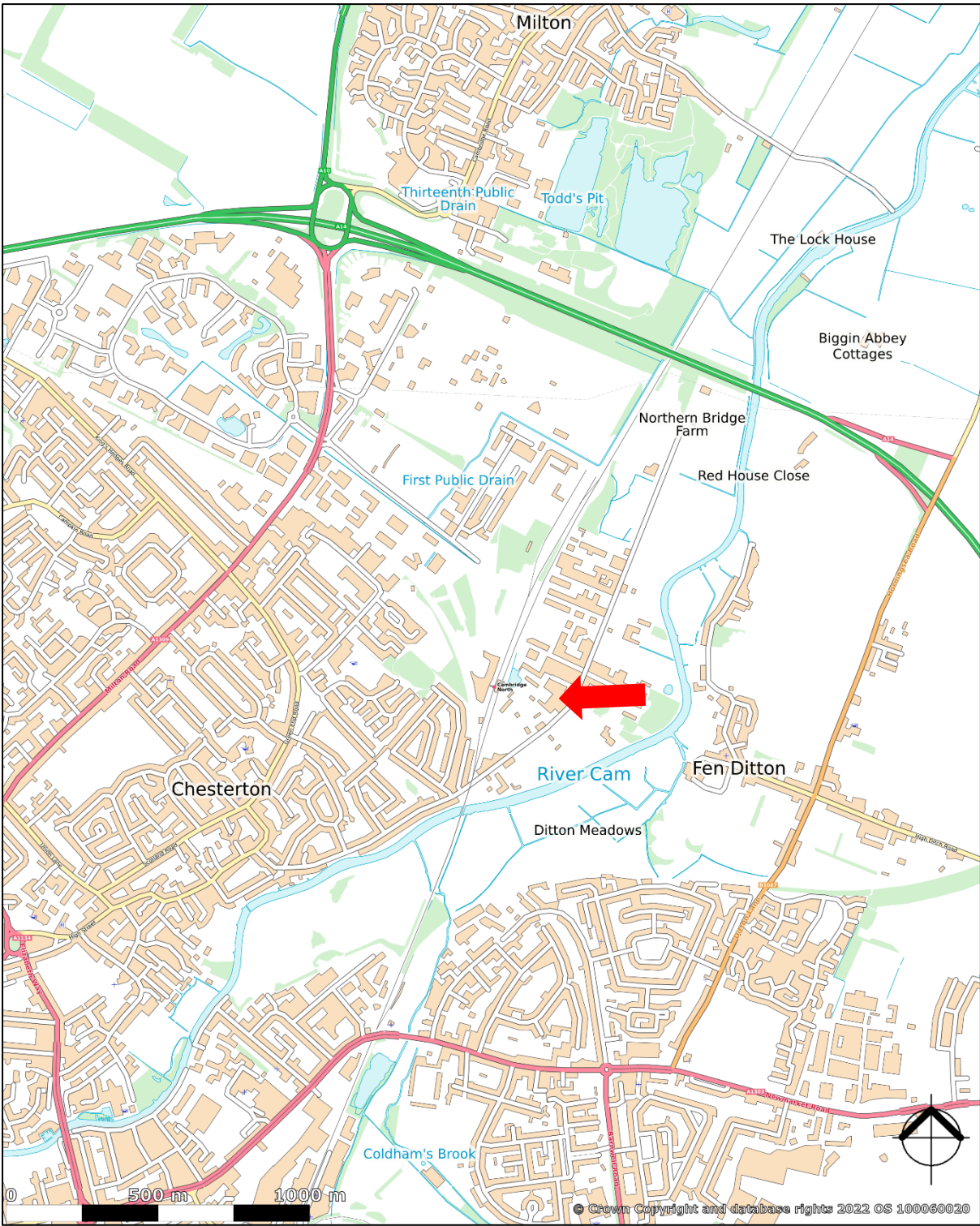
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