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OFFICES – TO LET

Eddisons

Incorporating Barker Storey Matthews



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

Rent from: £6,000 per annum

Size: 27 Sq m (291 sq ft)

- 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 are due to be refurbished and benefits from fibre optic broadband (FTTP) with 110mb upload and 900mb download, communal WCs and kitchen, CCTV security and gas-fired central heating throughout. Externally there is allocated car parking.

ACCOMMODATION

The following suites are available:

Ground Floor

Suite 16: 72.00 sq m (775 sq ft)

First Floor

Suite 3: 27.04 sq m (291 sq ft)

Suite 4: 18.49 sq m (199 sq ft)

Suite 10 & 11: 27.31 sq m (294 sq ft)

All measurements are approximate Net Internal.

RENT

Suite 16: Let
Suite 3: £6,000 per annum
Suite 4: Under offer
Suite 10 & 11: Let

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

BUSINESS RATES

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

Ground Floor

Suite 16: £10,500

First Floor

Suite 3: £4,050

Suite 4: £2,600

Suite 10 & 11: To be assessed

The office suites will therefore qualify for small business rates relief. Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2021/2022 for a UK registered business for which this will be its only occupied commercial premises. If any prospective occupier is in any doubt as to their liability for business rates, they should check their individual position with South Cambridgeshire District Council.

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 0AE.

Contact: Joe Berry

Joseph.berry@eddisons.com

(01223) 467155

Ref: 112266 240528

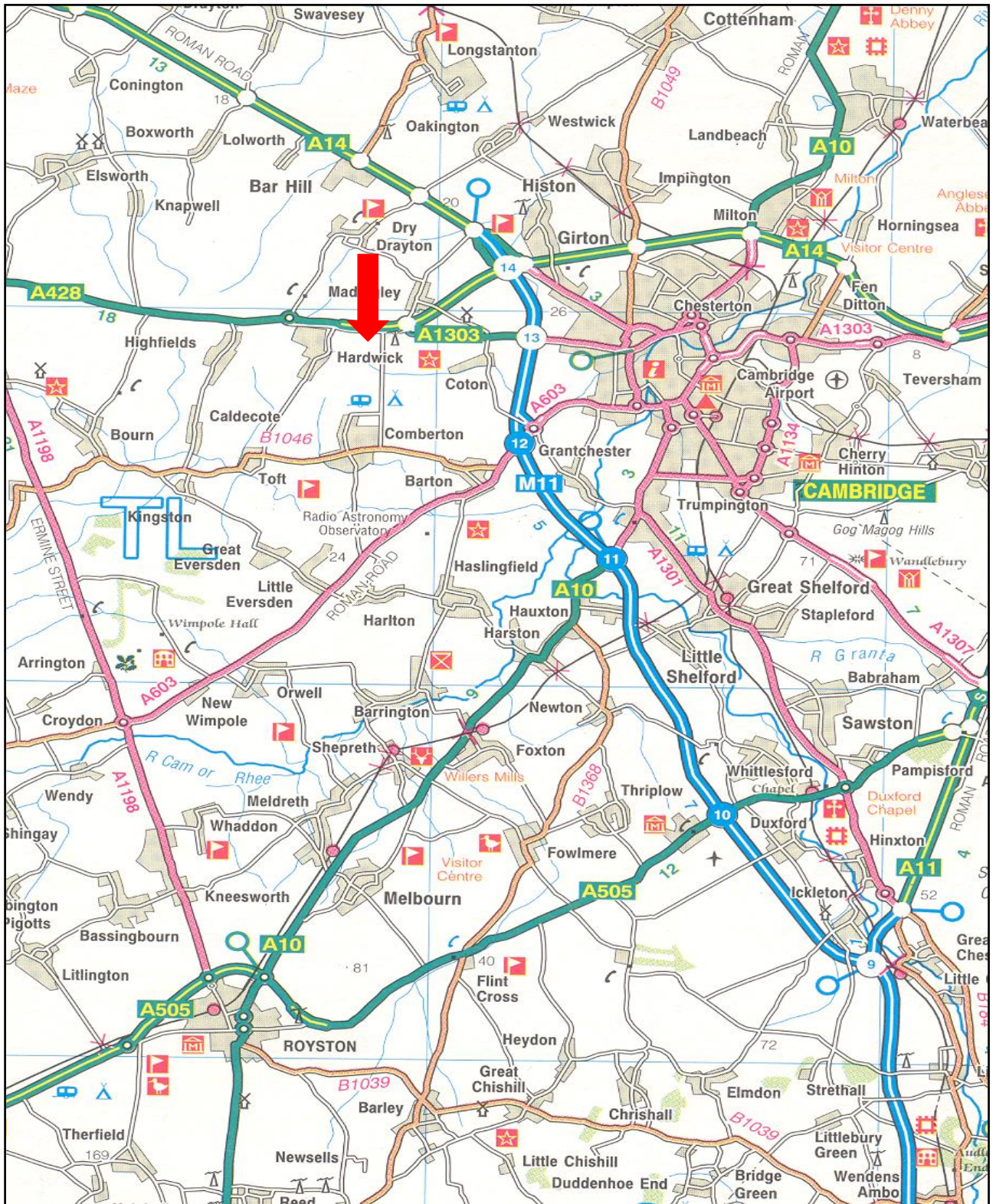
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T: 01223 467155

Important Information

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