



TO LET - EXCEPTIONAL PERIOD BUILDING OF 922 SQ M (9,924 SQ FT)
SUITABLE FOR OFFICE, HEALTHCARE, EDUCATION, HOSPITALITY AND
OTHER RELATED USES.

BOURN, CAMBRIDGESHIRE, CB23 2TN

Eddisons

Incorporating Barker Storey Matthews

THE OPPORTUNITY

- High quality self-contained building set within 22 acres of mature landscaped grounds.
- Stunning accommodation with period features including large reception room, meeting/ conference rooms, offices, dining room and kitchen.
- Established commercial location with existing healthcare and life science occupiers.
- Only 8 miles west of Cambridge, a world renowned University City and home to Europe's largest and most successful technology cluster.
- Easy access to the M11, A14 and A1, plus train stations at Cambridge, St Neots and Royston with direct trains to London in under 1 hour.
- Immediately available on a new lease for a term to be agreed.



DESCRIPTION

A substantial former country house which has been sympathetically converted to provide modern high quality accommodation suitable for a variety of commercial uses. Arranged over ground, first and second floors, the accommodation includes an impressive reception room, various large meeting / conference rooms, private offices, dining room and kitchen. The space has been maintained to a high standard and includes many of the building's original period features. The building sits prominently within 22 acres of mature landscaped grounds providing excellent amenity space and a unique working environment. There is ample parking and the overall site benefits from a high level of security.

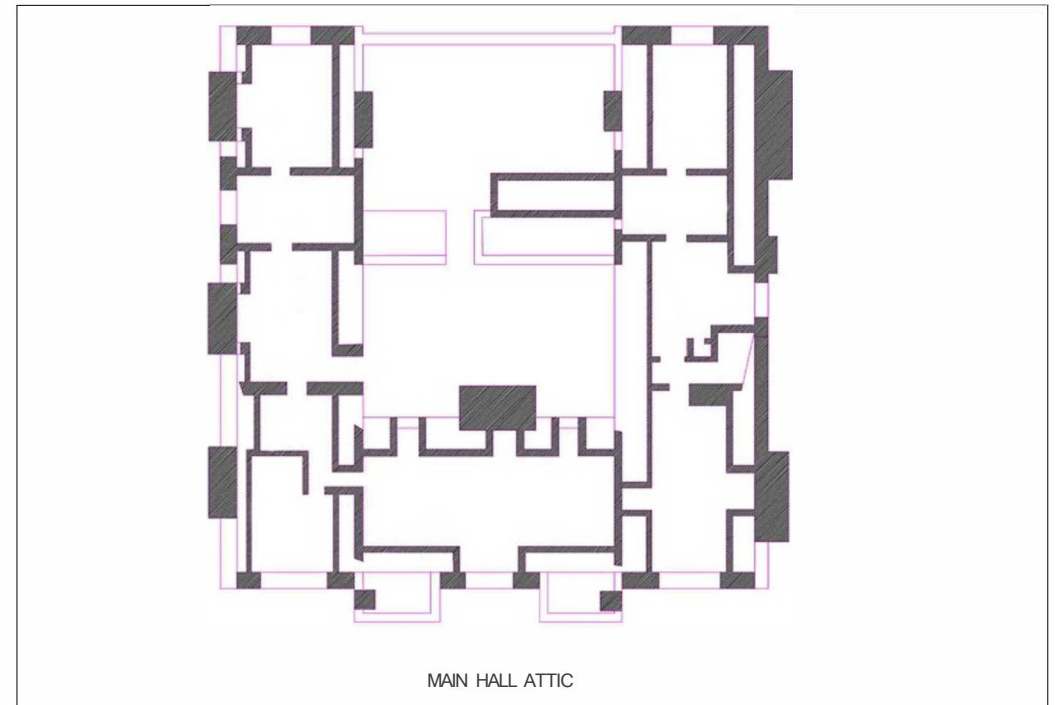
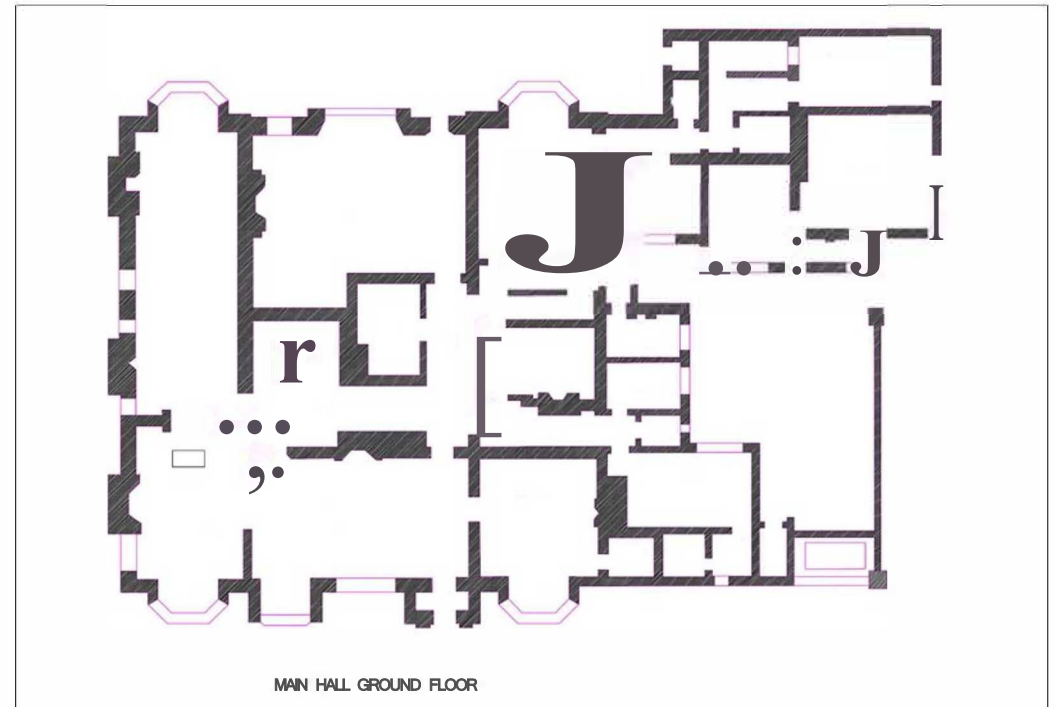
USE

The building has been used for offices and client meetings, but is considered suitable for a variety of uses including private healthcare, education, and hospitality, subject to the necessary planning permissions.

FLOOR AREAS

The building provides the following approximate areas measured on a Net Internal Area basis:

	Sq M	Sq Ft
Ground Floor	456.30	4,912
First Floor	312.90	3,368
Second Floor	152.76	1,644
TOTAL	921.96	9,924



TERMS

The property is available by way of a new lease direct from the landlord for a term to be agreed.

Rent available on application.

SERVICE CHARGE

A service charge is to be levied for the maintenance, repair and upkeep of the communal areas and wider estate.

EPC

The property has an EPC Rating of E (113). The landlord is looking at measures to improve energy efficiencies, with further details available on request.

FURTHER INFORMATION & VIEWINGS

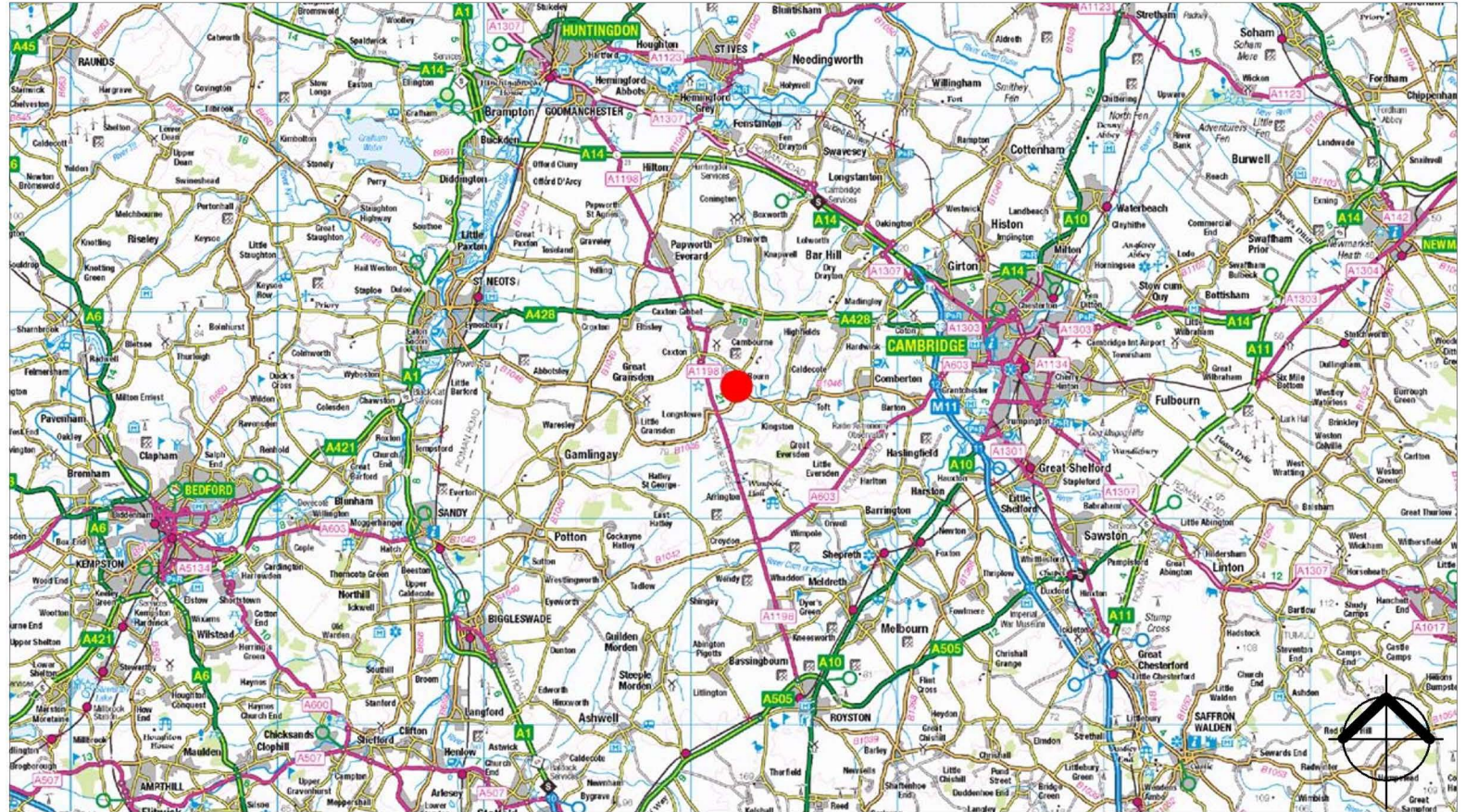
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LOCATION

Bourn is in southwest Cambridgeshire around 8 miles west of Cambridge; 8 miles east of St Neats and 10 miles south of Huntingdon. There is easy access to the region's main roads, including the M11, A14 and A10. Train stations in Cambridge, St Neats and Royston provide direct services to London in under 1 hour. The village is well served by a local shop, country gastro pub, and a new country club with gym, swimming pool, wellness centre, golf course and restaurant. The village also has a GP practice surgery and is very close to a main supermarket in Cambourne, just 2 miles distant.



For more information, visit eddisons.com

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