

01223 467155

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**UNIT 6, CAXTON HOUSE, BROAD STREET,
GREAT CAMBOURNE, CAMBRIDGE, CB23 6JN**

Rent: £24,000 per annum (£2,000 pcm)

Size: 1,636 sq ft (152 sq m)

- High quality first floor office suite of excellent specification
- Available immediately on competitive terms
- Range of amenities and car parking options in proximity
- Circa 10 miles west of Cambridge

LOCATION

Cambourne has excellent transport links being situated just off the A428 between Cambridge and St. Neots, being 9 miles east and 10 miles west respectively. The A1 and M11 motorway are also easily accessed from the property being 7 miles to Junctions 13 & 14 of the M11, east, and 11 miles to the A1, west. The subject property holds an excellent position opposite the junction with the High Street and School Lane in the town centre. Nearby occupiers include Morrisons, Domino's Pizza and Ladbrokes, and Cambourne Eco Park sits to the rear of the property.



are advised to make their own enquiries with South Cambridgeshire District Council Business Rates department on (03450) 450 064 to check their rates liability.



DESCRIPTION

A high quality first floor office suite forming part of the prominently located Caxton House commercial parade. The unit is primarily open plan but has been partially sub-divided to provide additional offices, meeting rooms, kitchen and WCs. One car parking space will be allocated with the property. However, the Morrisons in close proximity to the property offers ample parking at no cost for any duration. The suite is available immediately.

ACCOMMODATION

First Floor Office **1,636 sq ft (152 sq m)**
(approx. net internal areas)

RENT

The initial asking rent at which the property will be offered is from £2,000 pcm exclusive (£24,000 per annum). We understand that VAT will be charged on rent.

RATES

The property has a rateable value of £25,250. All interested parties

LEGAL COSTS

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

EPC

The property has an EPC of C (66). A copy of the EPC is available on our website.

LEASE TERMS

The premises are available to let on an internal repairing lease on terms to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Contact:
Oliver Brittain
Oliver.Brittain@eddisons.com
(01223) 448790

Joseph Berry
Joseph.Berry@eddisons.com
(01223) 467155

Please contact the agents to book a viewing.

Ref: 169254 230131

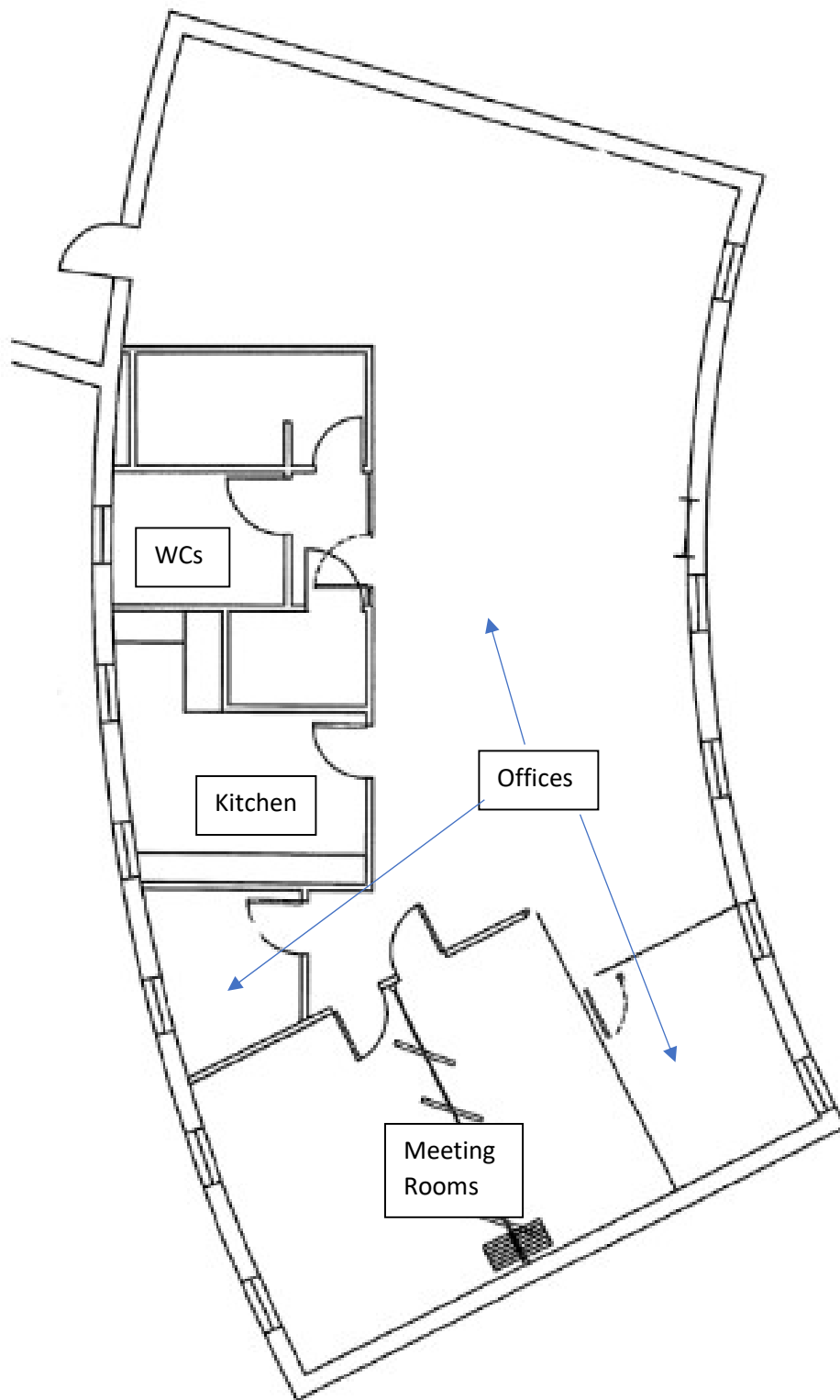
For more information, visit eddisons.com
T: 01223 467155

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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FLOOR PLAN

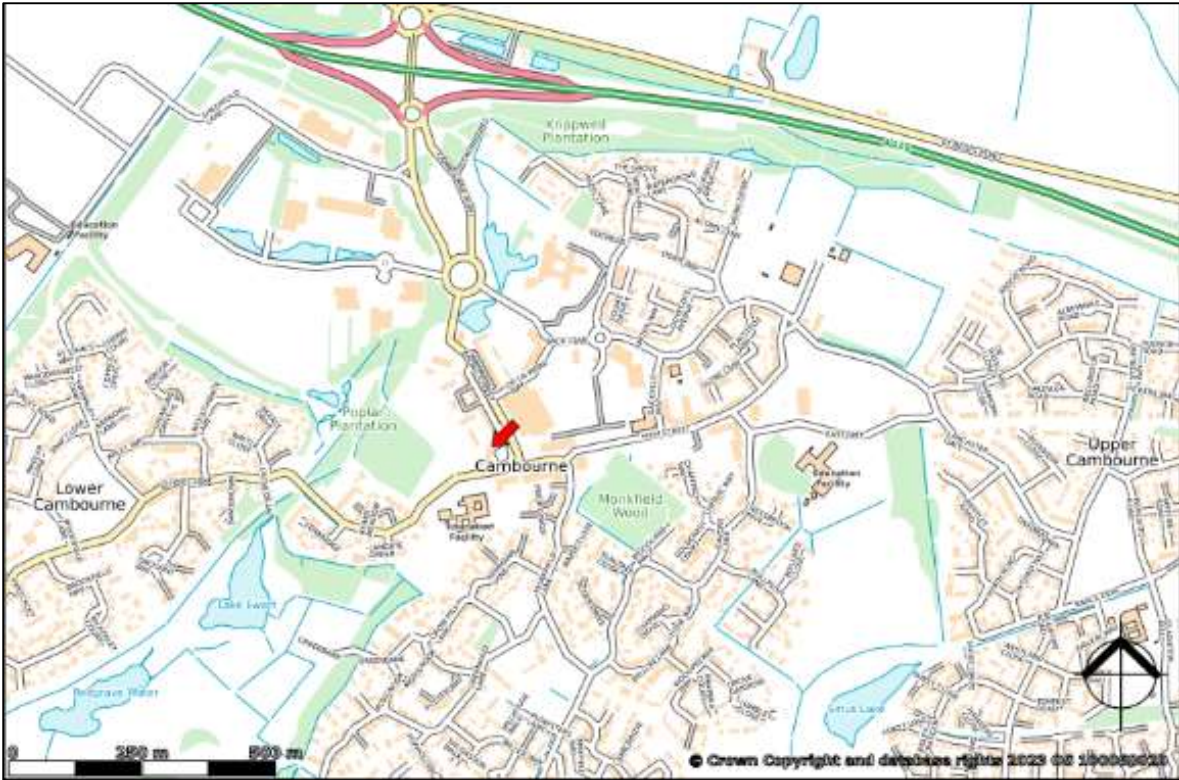
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