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eddisons.com

LABORATORIES & OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



BOURN, CAMBRIDGE, CB23 2TN

Rent: £23.50 per sq ft per annum

- Laboratory and office accommodation
- Competitive rent and flexible lease terms
- Ample parking
- Immediately available

**Size: 156 – 1,008 sq m
(1,680 – 10,821 sq ft)**

LOCATION

The property is located in the village of Bourn just 8 miles west of Cambridge. The A428 is only 2 miles distant offering easy access to the region's major roads including the M11, A14 and A1. The village is well served by a local shop/post office, gastro pub, and a golf and leisure health club. There is a main supermarket, fuel garage and services in Cambourne just 2 miles distant.

DESCRIPTION

Purpose built research building providing modern laboratory and office accommodation set within 22 acres of stunning parkland grounds.

The specification includes:

- Laboratories
- Offices & breakout area
- Air conditioning and air-handling
- Kitchen
- Board room
- Ample parking
- Lift
- CCTV and door entry system



ACCOMMODATION

The accommodation is available in part from 156 sq m (1,680 sq ft) up to 1,008 sq m (10,821 sq ft).

BUSINESS RATES

To be assessed.

RENT

The rent is to be calculated at £23.50 per sq ft per annum exclusive.

VAT

We understand that VAT will be charged on the rent.

SERVICE CHARGE

There will be a service charge to include utilities (electricity, gas and water) and a contribution towards upkeep of the property. The service charge is approximately £18.20 per sq ft per annum + VAT.

EPC

The property has an EPC of D (80). A copy of the EPC is available on request.

TIMING

The accommodation is immediately available.

LEASE TERMS

Flexible lease terms will be considered.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contact:

Ben Green

Tel: 07825 309599 / 01223 467155

ben.green@eddisons.com

Ref: 114568 240117

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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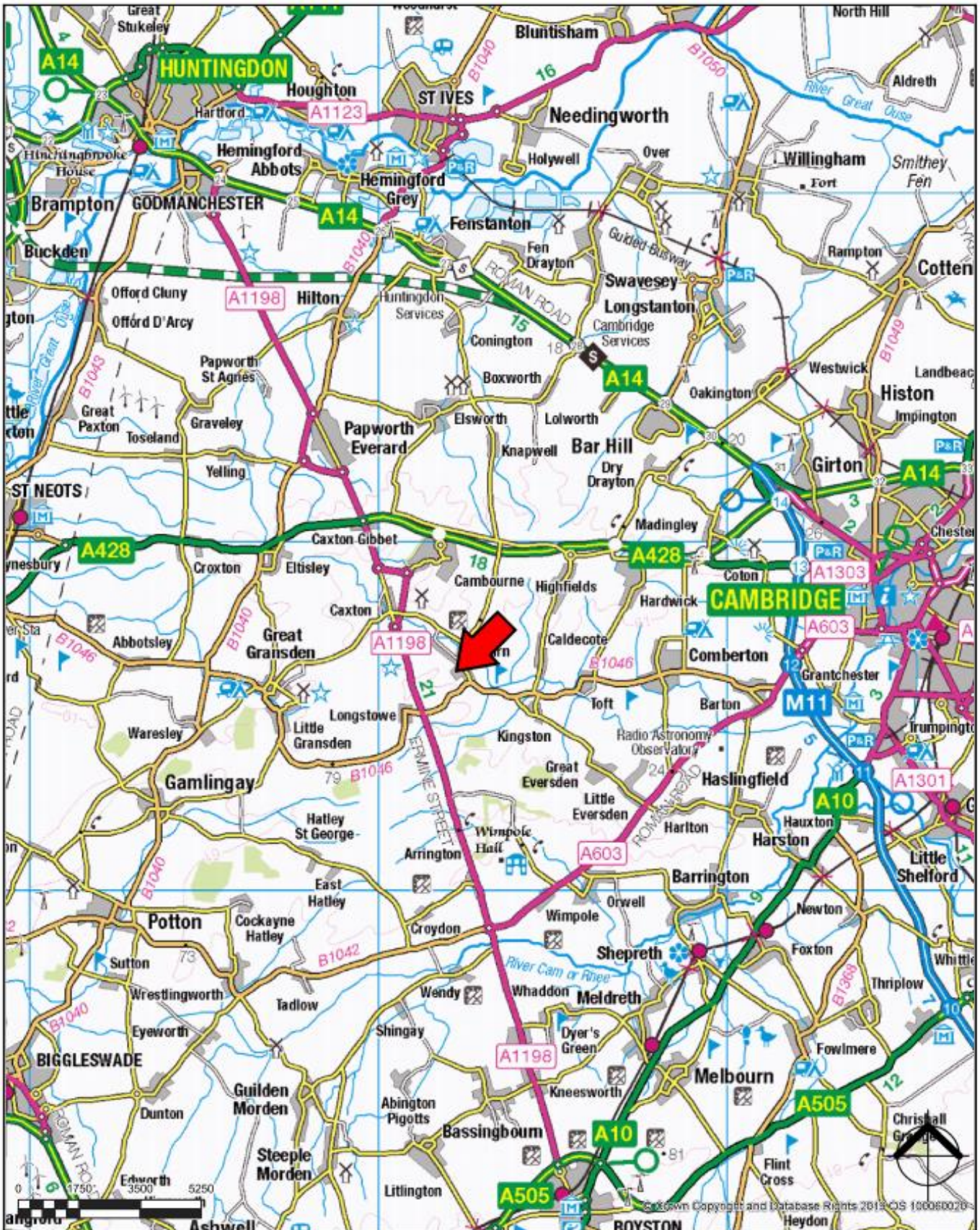
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Plotted Scale - 1:175,000

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