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OFFICE - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**BUILDING 2, ST MARY'S COURT, MAIN STREET,  
HARDWICK, CAMBRIDGE, CB23 7QS**

**Rent: £33,304 per annum**

**Size: 1,448 sq ft (134 sq m)**

- Self-contained office building
- Forms part of attractive courtyard development
- High quality accommodation with ample parking
- 5 miles west of Cambridge; close to A428, M11 & A14

## LOCATION

Hardwick village is located approximately five miles to the west of Cambridge and four miles to the east of Cambourne, along the A1303 St Neots Road. Road connections are excellent with easy access to the A428, M11 and A14. The village benefits from a convenience store, post office and a public house.

St Mary's Court is located on Main Street, approximately 0.6 miles south of the A1303 St Neots Road.

## DESCRIPTION

St Mary's Court is an attractive courtyard development of three barn conversion buildings. The buildings have been sympathetically converted to provide modern office accommodation set around a landscaped courtyard providing excellent outside amenity space. There is ample parking.

Building 2 is a self-contained single storey office building benefiting from the following features:

- Air conditioning
- Floor boxes for power and data
- Open plan working areas and private office
- Vaulted ceiling with exposed beams
- Fitted kitchen
- Carpeting throughout
- Use of outdoor landscaped grounds

## ACCOMMODATION

The property has the following approximate net internal area:

Building 2 (ground floor) - 1,448 sq ft (134 sq m)

## LEASE TERMS

The property is available by way of a sub-lease for a term to be agreed.

## RENT

The rent for Building 2 is £33,304 per annum.

The rent is exclusive of utilities, insurance, business rates and VAT.

## RATES

We understand Building 2 has a rateable value of £23,750. For the year commencing 1 April 2023 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## EPC

The property has an EPC of C(61). A copy of the EPC is available from the agent.

## VIEWING

Strictly by appointment:-

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

Contact: Joe Berry  
[Joseph.berry@eddisons.com](mailto:Joseph.berry@eddisons.com)  
01223 467155 / 07977 231356

or

Contact: Ben Green  
[Ben.green@eddisons.com](mailto:Ben.green@eddisons.com)  
01223 467155 / 07825 309599

## Floor Plan of Building 2



Ref: 821.157683 231212

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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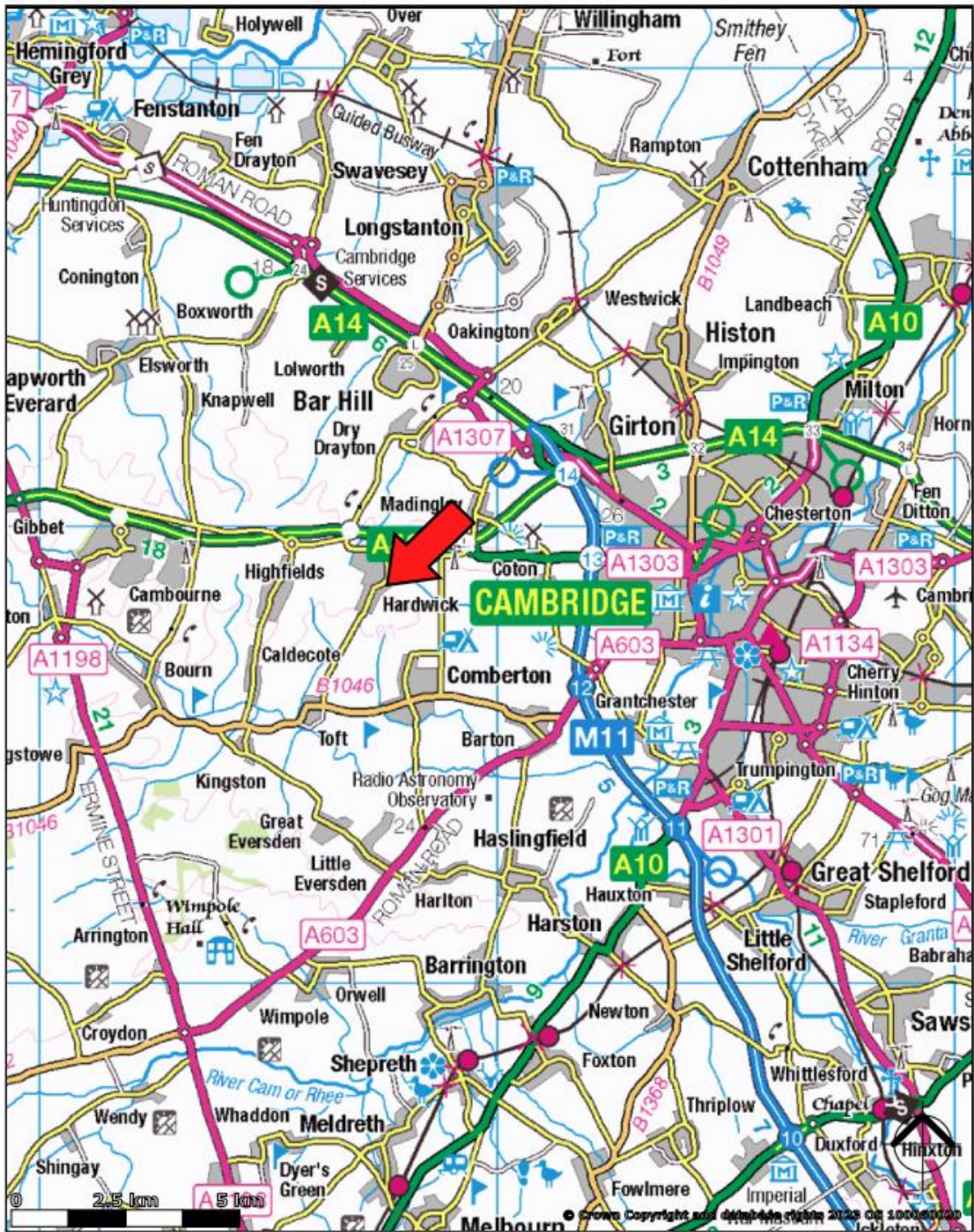
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