

01223 467155

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OFFICE – FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**Barn 1 Cygnus Business Park,
Middlewatch, Swavesey, CB24 4AA**

Price: £445,000

Size: 1,858 sq ft (173 sq m)

- Attractive barn conversion providing modern office accommodation
- Part of small courtyard office development
- 1.4 miles from A14 (J24)
- Close to village amenities

LOCATION

Swavesey is located approximately 8 miles northwest of Cambridge and 5 miles southeast of Huntingdon. Road communications are excellent with the A14 (Junction 24) just 1.4 miles distant, providing easy access to the M11 and A1(M). There is a Guided Bus stop less than 1 mile distant, connecting Huntingdon, St Ives and Cambridge. Swavesey benefits from a convenience store / post office, a pub, a surgery, and a sports centre.

The subject property is prominently located on Middle Watch, on the main road through the centre of the village.



DESCRIPTION

A detached, self-contained office barn conversion located in an attractive courtyard setting. The property is principally arranged over ground floor with two mezzanine sections. It provides high quality office accommodation which is mainly open plan with a separate meeting / conference room. The property benefits from having 7 allocated parking spaces, an air cooling / heating system, kitchen, WCs, shower, private courtyard and shared gardens.

SERVICES

Mains electricity and water are understood to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate net internal areas:

Ground Floor	1,327 sq ft	(123 sq m)
Mezzanine	531 sq ft	(49 sq m)
Total	1,858 sq ft	(173 sq m)

PRICE

£445,000 for the freehold interest with vacant possession.

VAT will be charged on the price.

ESTATE CHARGE

There is an estate charge towards the upkeep and maintenance of the common areas. This is currently £1,839.09 per annum for the current year.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £31,500.

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 will be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC of an A – 24. A copy is available from our agent.

VIEWING

Strictly by appointment with the sole agents Eddisons. Contact:

Joe Berry
Joseph.berry@eddisons.com
01223 467155 / 07977 231356

Ben Green
Ben.green@eddisons.com
01223 467155 / 07825 309599

Ref: 240314

For more information, visit eddisons.com
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Important Information

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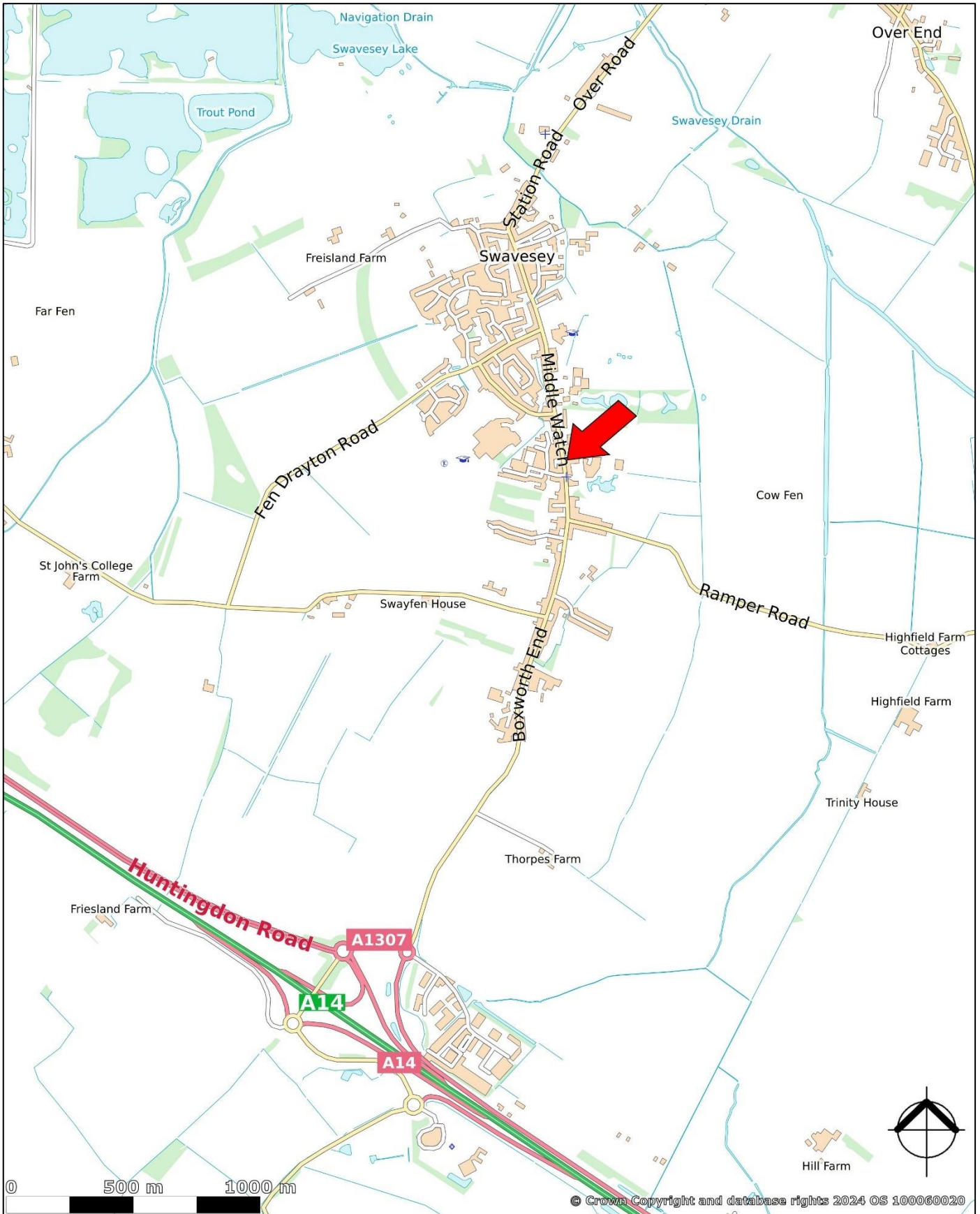
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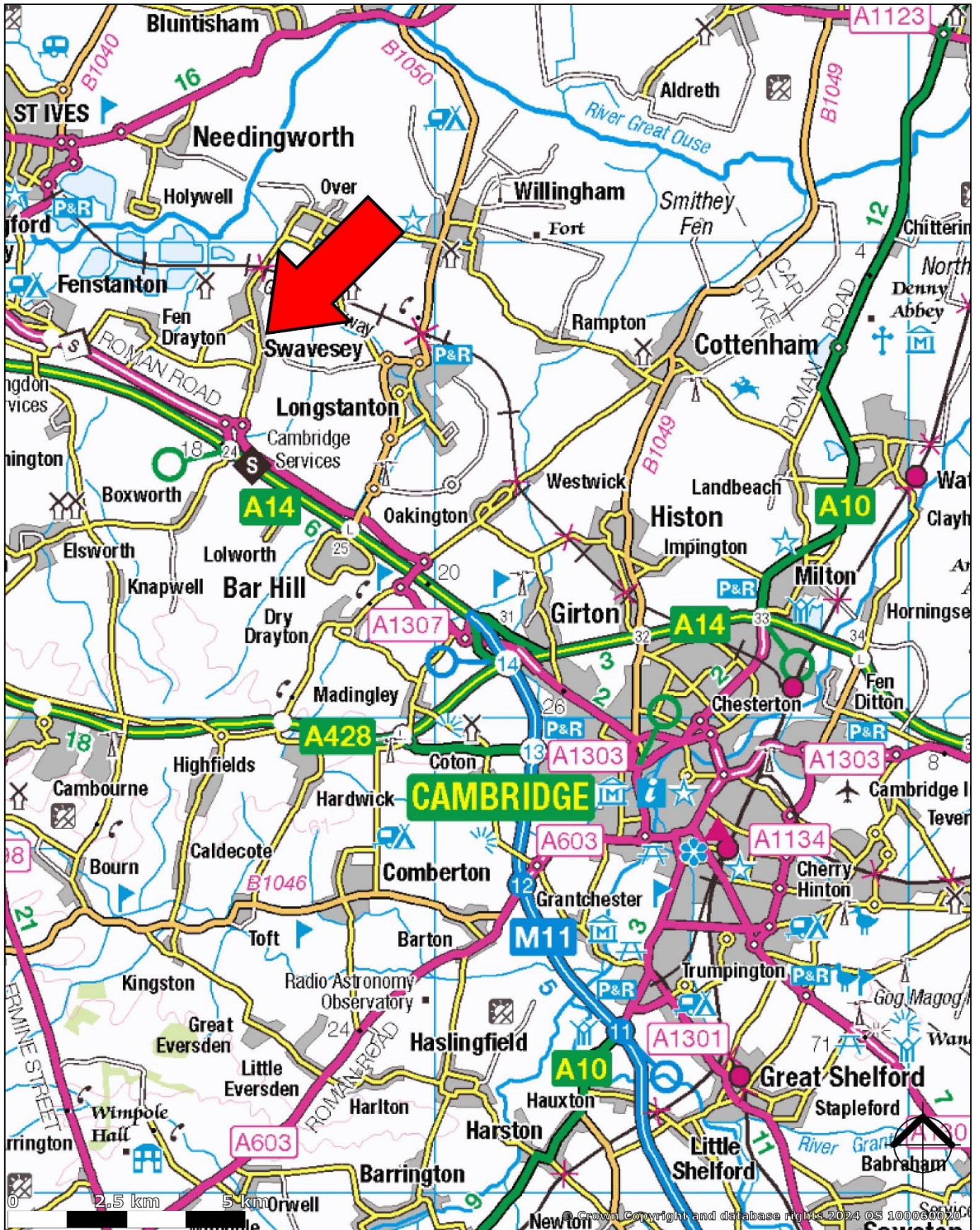
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