

01223 467155

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**65 LONDON ROAD, STAPLEFORD, CAMBRIDGE, CB22 5DG**

**Rent: £40,000 per annum**

**Size: 2,080 sq ft (193 sq m)**

- Ground floor suite with 11 parking spaces
- Modern accommodation with air conditioning
- Close to Great Shelford train station
- Available immediately

## LOCATION

Stapleford is a village located approximately five miles to the south of Cambridge city centre and 3 miles south of Addenbrooke's Hospital and Cambridge Biomedical Campus.

The property is located on London Road which provides easy access to Great Shelford mainline station with direct services to both London and Cambridge. The location provides excellent access to the M11 (Junctions 10 & 11), A11 and A14. There are numerous local amenities within easy walking distance, including convenience stores, deli, pubs, restaurants, and a Post Office.



## DESCRIPTION

A modern ground floor office suite in mainly open plan layout with a large separate meeting room, kitchen and WC facilities. The accommodation features suspended ceilings, perimeter trunking with data and power. Fibre Optic broadband is available at the property. There is an outside seating area and 11 car parking spaces.

## ACCOMMODATION

All measurements are approximate net internal areas:

Ground floor 2,080 sq ft (193 sq m)

## RENT

£40,000 per annum exclusive of VAT and all other outgoings.

## VAT

We understand the rent is subject to VAT.

## LEASE TERMS

The property is available on a new lease for a term to be agreed.

## SERVICE CHARGE

There is a service charge to cover external maintenance and upkeep and electricity and water to the subject suite. For the current year the charge is £10,379.78.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £31,250.

For the year commencing 1 April 2024 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

## LEGAL COSTS

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

## EPC

The property has an EPC rating of D – 92. A copy is available on request.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Joe Berry

[Joseph.berry@eddisons.com](mailto:Joseph.berry@eddisons.com)

01223 467155 / 07977 231356

Ben Green

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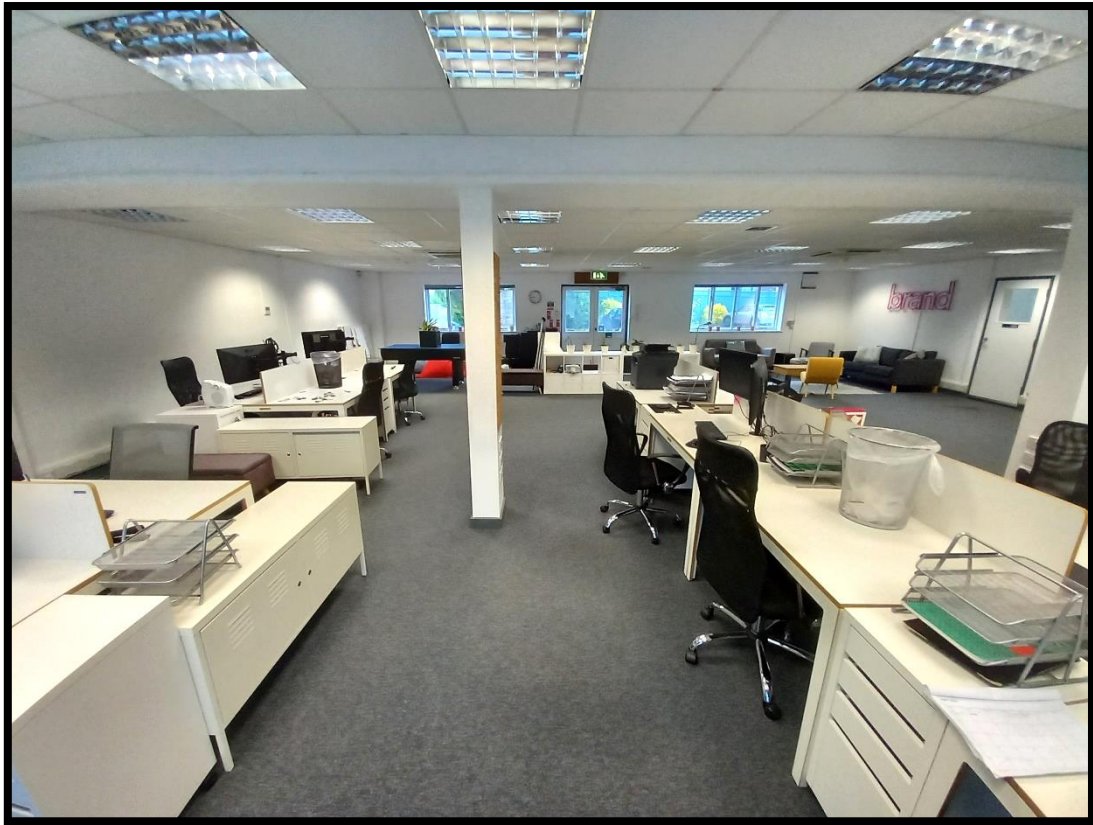
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### Important Information

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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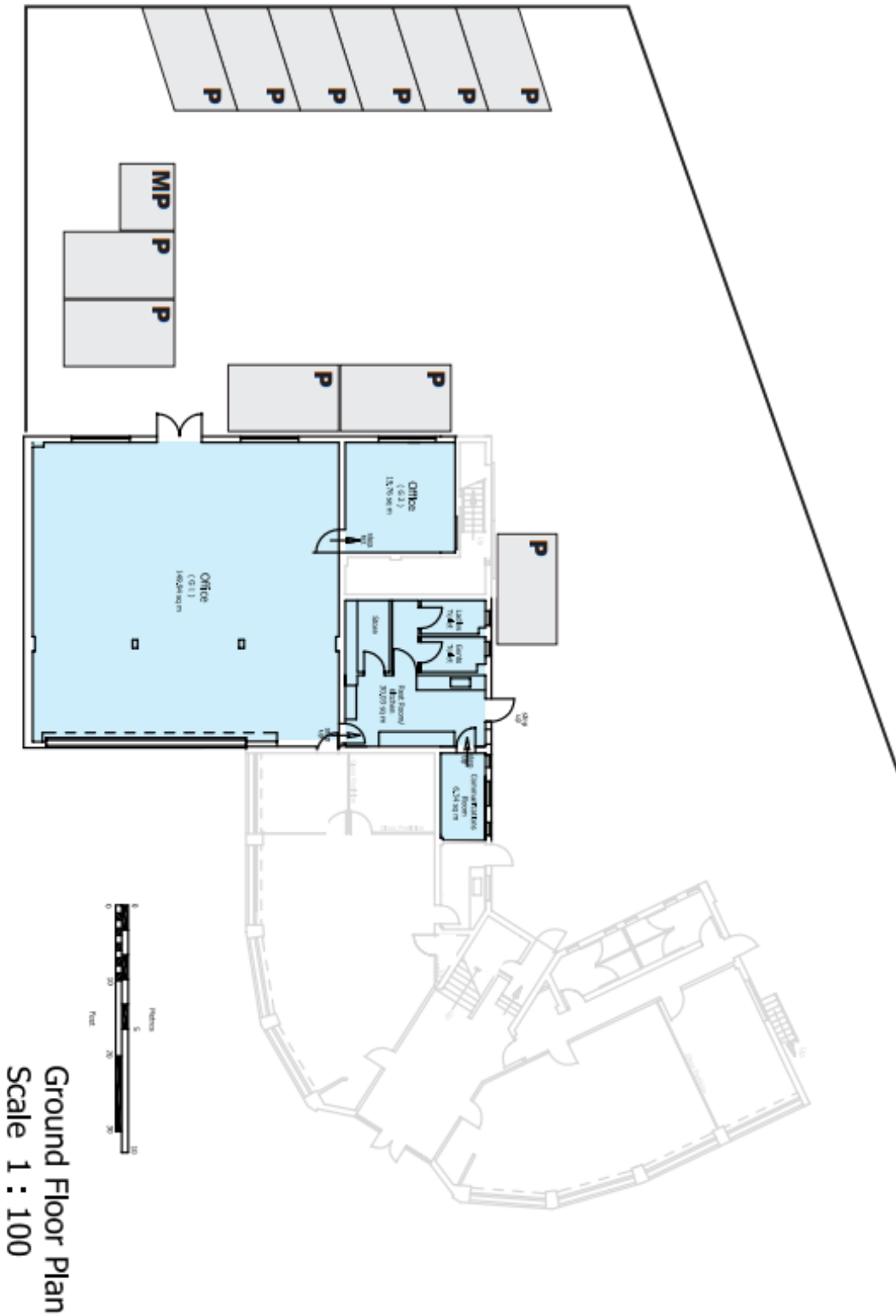
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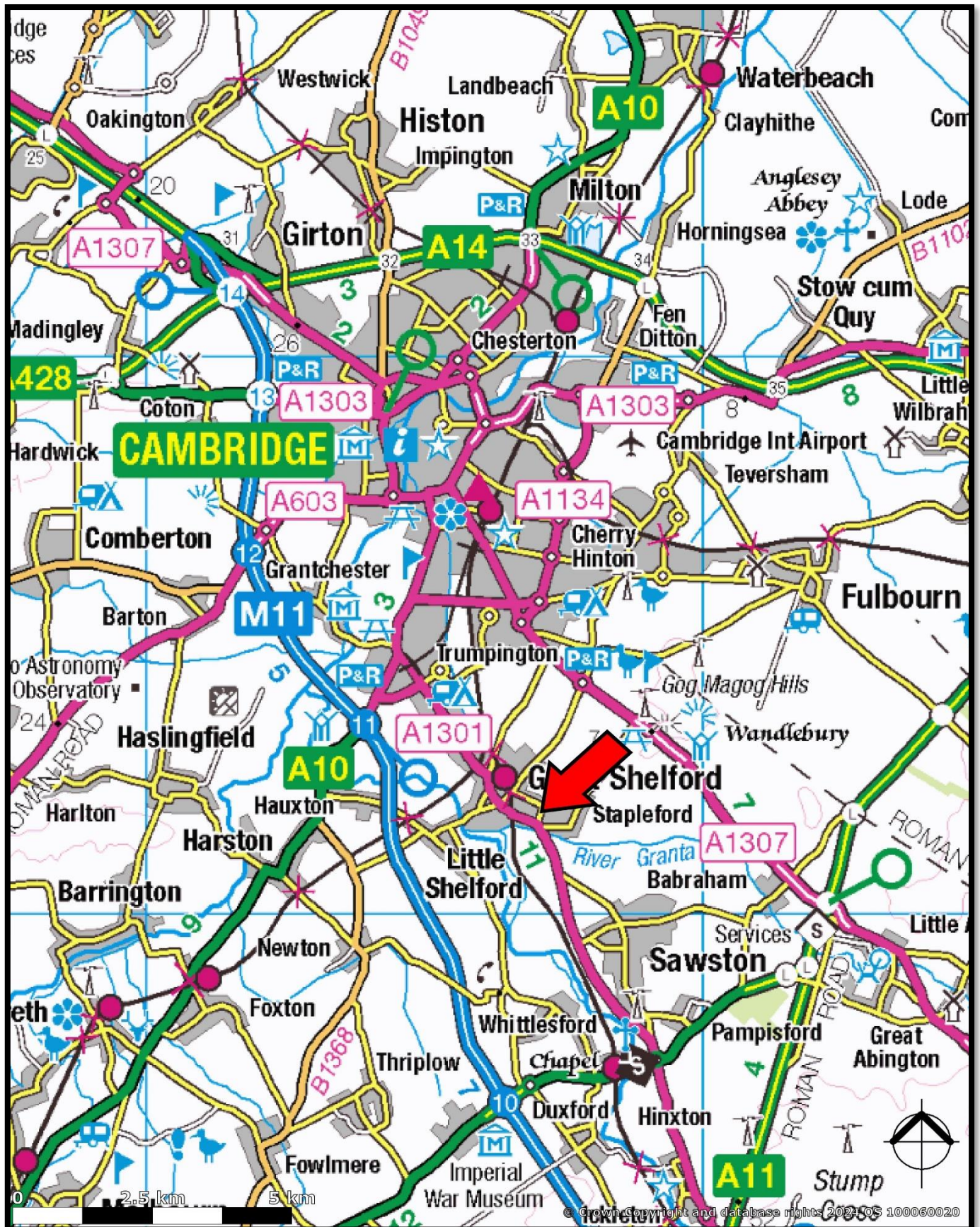
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