

01480 451578

eddisons.com

Self-contained Office Suite - TO LET

Eddisons



2 CARISBROOKE COURT, SWAVESEY, CAMBRIDGE CB24 4UQ

Rent: £12.50 per sq ft

Size: 3.413 sq ft (317 sq m)

- Cambridge 7 miles
- Flexible lease terms
- Excellent parking ratio
- Recently refurbished

LOCATION

Buckingham Business Park is situated adjacent to the A14. The park is 7 miles north of Cambridge and 9 miles south-east of Huntingdon, with excellent transport links to the M11 and A1. Stansted Airport is 35 miles away, London 59 miles via the M11, whilst the A1 is 12 miles away and provides access to the North. Easy access to Cambridge means that full advantage can be taken of all the amenities of this world class city of innovation and academia. The Cambridge to Huntingdon guided busway provides a fast and convenient method of transportation. The Park is close to Cambridge Extra Services which include Days Inn Hotel, McDonalds, KFC, Dominoes Pizza, Le Petit Four Francais, M&S Simply Food, WH Smith and Shell Service Station.

Buckingham Business Park was established in 1991 to provide an alternative source of business space to the high cost of commercial office and industrial premises close to Cambridge and its science parks. The park has prospered, and numerous companies have established themselves in this convenient and reasonably priced location.



DESCRIPTION

2 Carisbrooke Court comprises a mid-terrace self-contained two storey modern office. The accommodation is predominantly open plan benefiting from separate male and female WC's, shower, comfort cooling, 17 allocated car parking spaces (1:201) and a landscaped business park location.

SERVICES

Mains electricity, gas 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.



RENT

£12.50 per sq ft, payable quarterly in advance.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £36,500.

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 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 to be responsible for their own legal costs incurred in connection with this transaction.

For more information, visit eddisons.com
T: 01480 451578

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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EPC

The property has an EPC of D (85). A copy of the EPC is available from the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Incorporating Barker Storey Matthews

150 High Street

Huntingdon

Cambs

PE29 3YH

Contact: Stephen Power / Edward Slater

stephen.power@eddisons.com / edward.slater@eddisons.com

(01480) 451578

7W813 221024

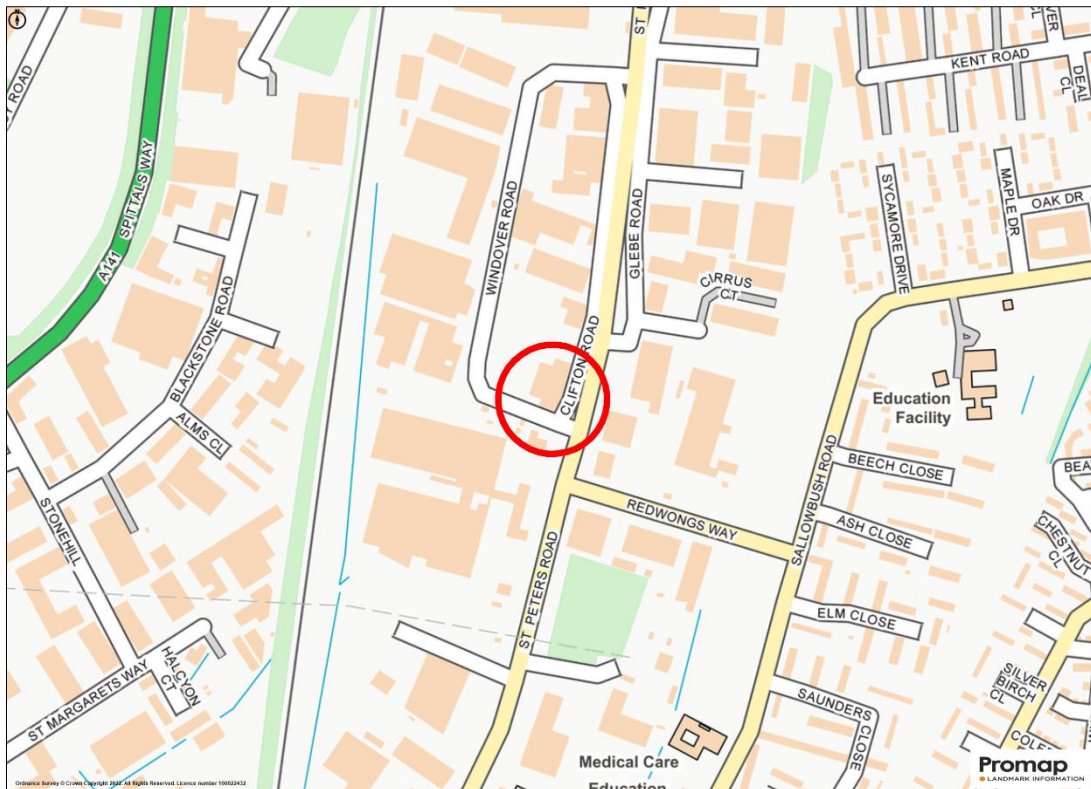
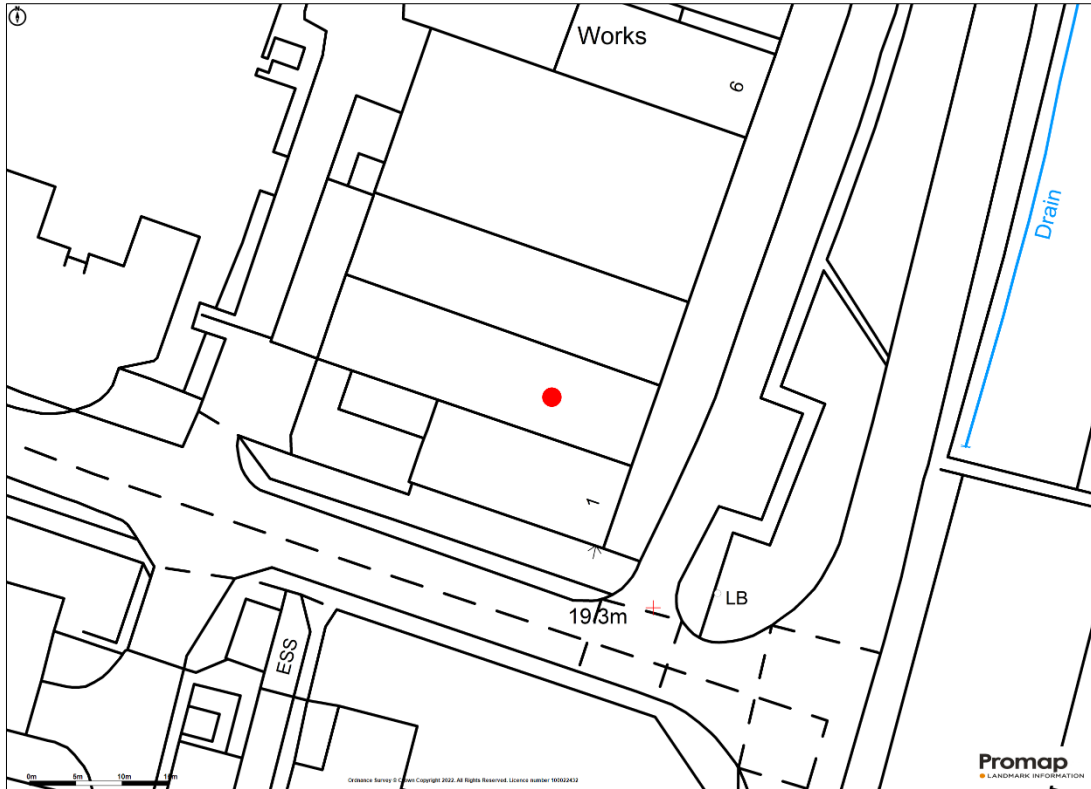


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