

01480 451578  
eddisons.com  
Office – TO LET

**Eddisons**  
Incorporating Barker Storey Matthews



**THE OLD GRANARY,  
WESTWICK, OAKINGTON, CAMBRIDGE, CAMBRIDGESHIRE CB24 3AR**

**Please see attached availability schedule**

- Close to guided busway
- Only 2 miles from A14 & M11
- Ample car parking
- Many period features
- Close to Cambridge



## LOCATION

The village of Westwick (near Oakington) is situated approximately 3 miles to the north west of Cambridge and only 2 miles from the A14 and M11. The Guided Busway, connecting Huntingdon, St Ives and Cambridge, is approximately 150 metres away. Further details on the Guided Busway service can be found at [www.thebusway.info/](http://www.thebusway.info/). Local amenities are available in nearby Cottenham with several nearby villages within a short drive.

## DESCRIPTION

The Old Granary provides an attractive Grade II listed converted granary building within a rural setting close to the Guided Busway connecting Cambridge, St Ives, and Huntingdon. There are WC facilities throughout the building and ample car parking space in the large area to the rear.

The property is believed to benefit from the recent planning changes to fall under use class E and could therefore be used for a range of different uses.

The property as a whole provides a mixture of open plan and individual offices with some internal divisions being removable to provide more open plan accommodation. The Old Granary is arranged over three floors in total and has a number of doors to provide access around the perimeter of the building and is therefore capable of being sub-divided if required.



## SERVICES

Mains electricity, gas and water are believed 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

Please see attached availability schedule .

## VAT

We understand that VAT will not be charged on the rent.



## LEASE TERMS

Available on a new lease direct with the landlords upon terms to be agreed.

## RATES

The agents are able to provide a guide with regards to business rates upon application.

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.

## SERVICE CHARGE

Each suite will contribute a percentage based upon occupied floor area to the overall service charge for the building which will include communal repairs and maintenance together with lighting and heating to communal areas and external building maintenance.

For more information, visit [eddisons.com](http://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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## LEGAL COSTS

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

## EPC

To be confirmed.

## VIEWING

Strictly by appointment with the sole agents:-

### **Eddisons**

First Floor, Armstrong House

4 Sovereign Court

Lancaster Way

Ermine Business Park

Huntingdon

Cambs

PE29 6XU

Contact: Matthew Hunt

[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)

(01480) 451578

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## Availability Schedule

Floor	Suite	Size (sq ft)	Rent (£ pa)	EPC Rating	Availability
Ground & First	1	2,130	-		LET
Ground	1a	1,017	15,000	C	Available
Ground & First	2	1,275	14,050	C	Available
Ground	3	351	-		LET
Ground	4	351	-		LET
Ground & First	5	782	-		LET
Ground & First	6	1,158	12,750	D	Available
First	3a	412	-		LET
First	4a	412	-		LET
Second	7	381	4,500	E	Available
Second	7a	246	3,500	D	Available
<b>Total</b>		<b>8,515</b>			

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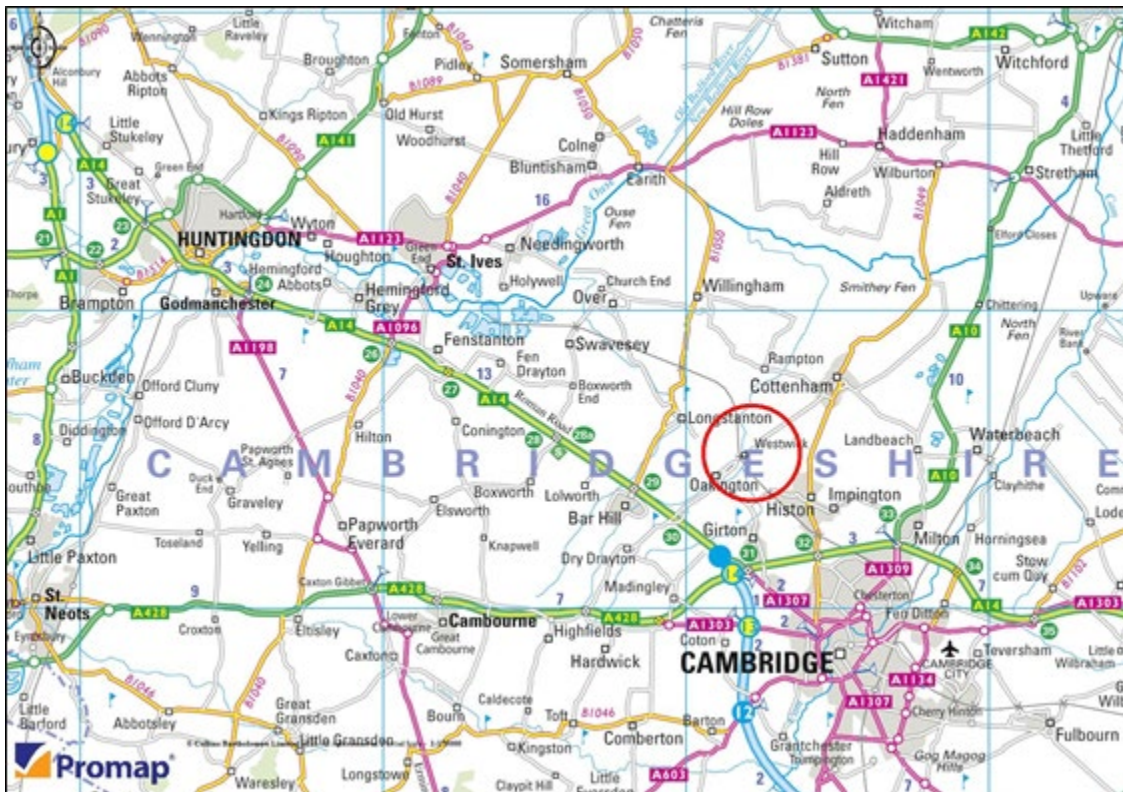
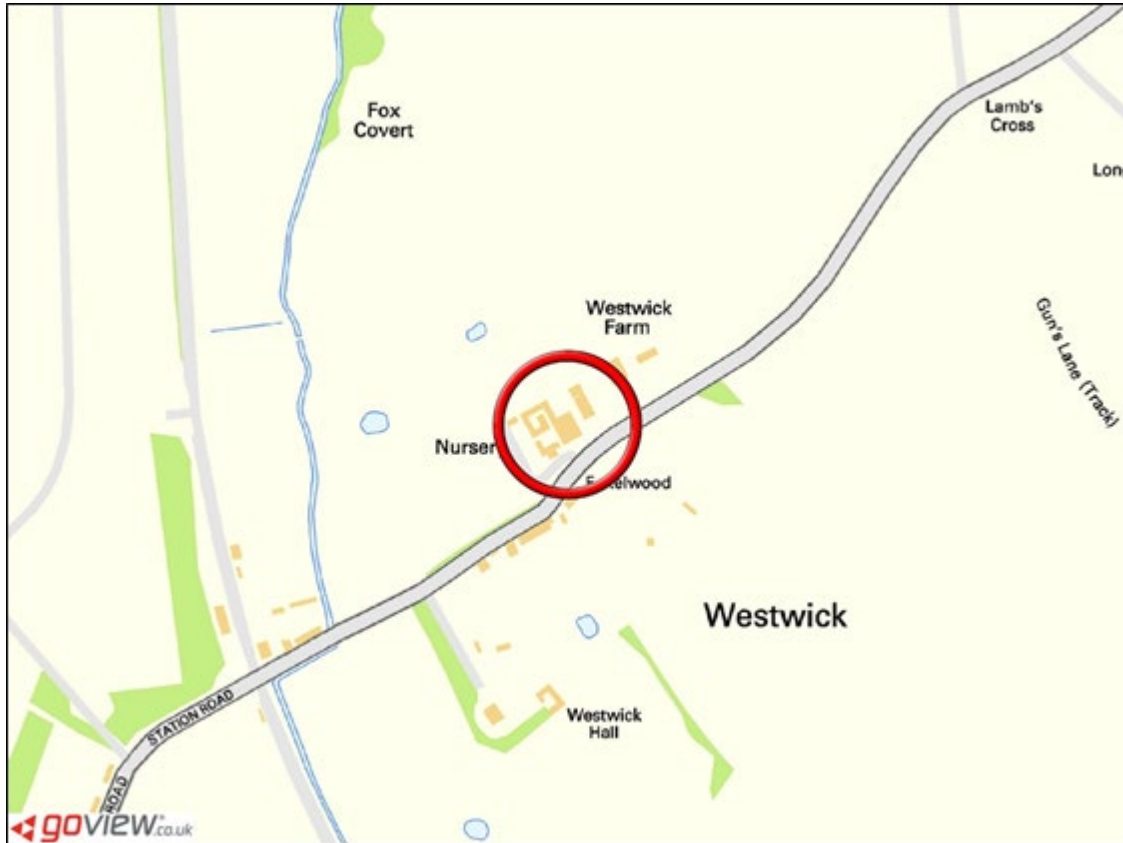
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