



Unit 9 St George's Tower, Sandy, SG19 3SH
£1,198 Per Month
TO LET



rah.co.uk
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OFFICE - TO LET

OFFICE 1,198 SQ FT (111.30 SQ M)

- Self-contained suite
- Modern internal specification
- Attractive rural location
- Ample on-site parking

Location

Hatley St George is situated in attractive rural surroundings, overlooking open countryside. The development is located 12 miles west of Cambridge, 8 miles north of Royston and 8 miles south of St Neots. The development lies on the Cambridgeshire/Bedfordshire border and is easily accessible from Cambridge via the A603/B1042. The location has the benefit of being in a rural setting with panoramic views from its raised hillside position over the surrounding countryside.

Description

The development comprises 13 self-contained office suites of variable sizes situated in a courtyard style environment. The construction is a mixture of new build and conversions of traditional buildings comprising of brick construction with pitch slate roofs with part painted render to one and two storey court element. The focal point of the site is the former water tower which fronts the development and believed to date to the early 19th Century.

The development provides gravel parking areas for approximately 62 cars in well designed landscaped areas including communal covered cycle and seating locations.

Internal photos are for indicative purposes only.

Accommodation

Unit 9

1,198 sq ft

Rent: £14.376 + VAT per annum

Service Charge: £718.80 + VAT per annum

6 car parking spaces

Amenities

Individual offices benefit from the following features:

Perimeter ducting to take computer / telephone cables.

Suspended direct / indirect Concorde lighting systems.

Burglar and fire detection systems.

CCTV cameras connecting to monitoring station.

Two WCs, one with disabled facilities.

Kitchen with sink, worktop and adequate space for a fridge.

Internet Access

The Landlord is able to offer internet speeds normally only associated with cities. A 100Mbps dedicated fibre cable brings internet connectivity to each unit via a managed switch, a firewall and Cat 6 cabling. Depending on availability, tenants can purchase a guaranteed minimum amount of that bandwidth the maximum being what is available for the 100Mbps at that moment. The cost of the private fibre is shared between the tenants who want it. They get access to the service providers 24/7 Helpdesk and limited time with an IT specialist to discuss possibilities, such as voice over internet phone (VOIP) and video conferencing. Upload and download speeds are the same, unlike most non-dedicated line services. There is fibre to the building in the village for those who do not want such a high specification of service.

Planning

Use Class

E (Commercial, Business and Services)

Property/Letting Type

Commercial Office

Terms

On application.

Legal Costs

The ingoing tenant to be responsible for both parties reasonable legal costs.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris, contact Nick Harris. tel: 01223 819315 or email: nharris@rah.co.uk





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

