

01223 467155

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**THE 1840 BARN, FULLERS HILL FARM, LITTLE GRANSDEN,
CAMBRIDGESHIRE, SG19 3BP**

Initial rent: £22,000 per annum

Size: 134 sq m (1,443 sq ft)

- Attractive barn conversion
- Highly energy efficient (A+)
- Pleasant rural setting 12 miles from Cambridge
- Ample car parking

LOCATION

The property is located in an attractive rural setting 12 miles from Cambridge, 11 miles south east of St Neots and 7.5 miles east of the A1. It is located on Fullers Hill close to Little Gransden airfield between the villages of Little Gransden and Gamlingay.

The Gransdens (Little & Great) and Gamlingay offer a wide range of facilities to include a number of shops, restaurants, pubs and Post Offices.

DESCRIPTION

The barn was constructed circa 1840 and was converted to a two storey self-contained office building in 2012. The conversion has been completed to a high standard with a strong emphasis on energy efficiency to keep running costs low. The building is 100% carbon neutral during the daytime.

There is open plan office accommodation on ground and first floor level, a kitchen and two WC's including one with disabled access.

The specification includes underfloor Heating (from ground source heat pump), power, data (Cat 5) and phone points in floorboxes and skirting trunking.

SERVICES

Mains electricity and water are believed to be connected to the property. Drainage is to a private system. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground Floor:	65.2 sq m (702 sq ft)
First Floor:	68.8 sq m (741 sq ft)
Total NIA:	134 sq m (1,443 sq ft)
Total area IPMS 3:	134 sq m (1,443 sq ft)

All measurements are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £20,500.

For the year commencing 1 April 2022 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.

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.

RENT

Initial Rent of £22,000 per annum exclusive of service charge, insurance and all other outgoings. Subject to annual review.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party is responsible for their own legal costs.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the communal areas of the estate, heating costs, sewerage and water charges.

EPC

This property has an EPC of A+ (-5). A copy of the EPC is available on request.

LISTED STATUS

The building is not listed but is within the curtilage of Listed Buildings.

LEASE TERMS

The property is to be let on effectively full repairing and insuring terms for a term to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Contact: Mark Critchley/Matthew Hunt
Tel: 01223 467155/01480 451578

mark.critchley@eddisons.com/matthew.hunt@eddisons.com

Ref: 114114 220330

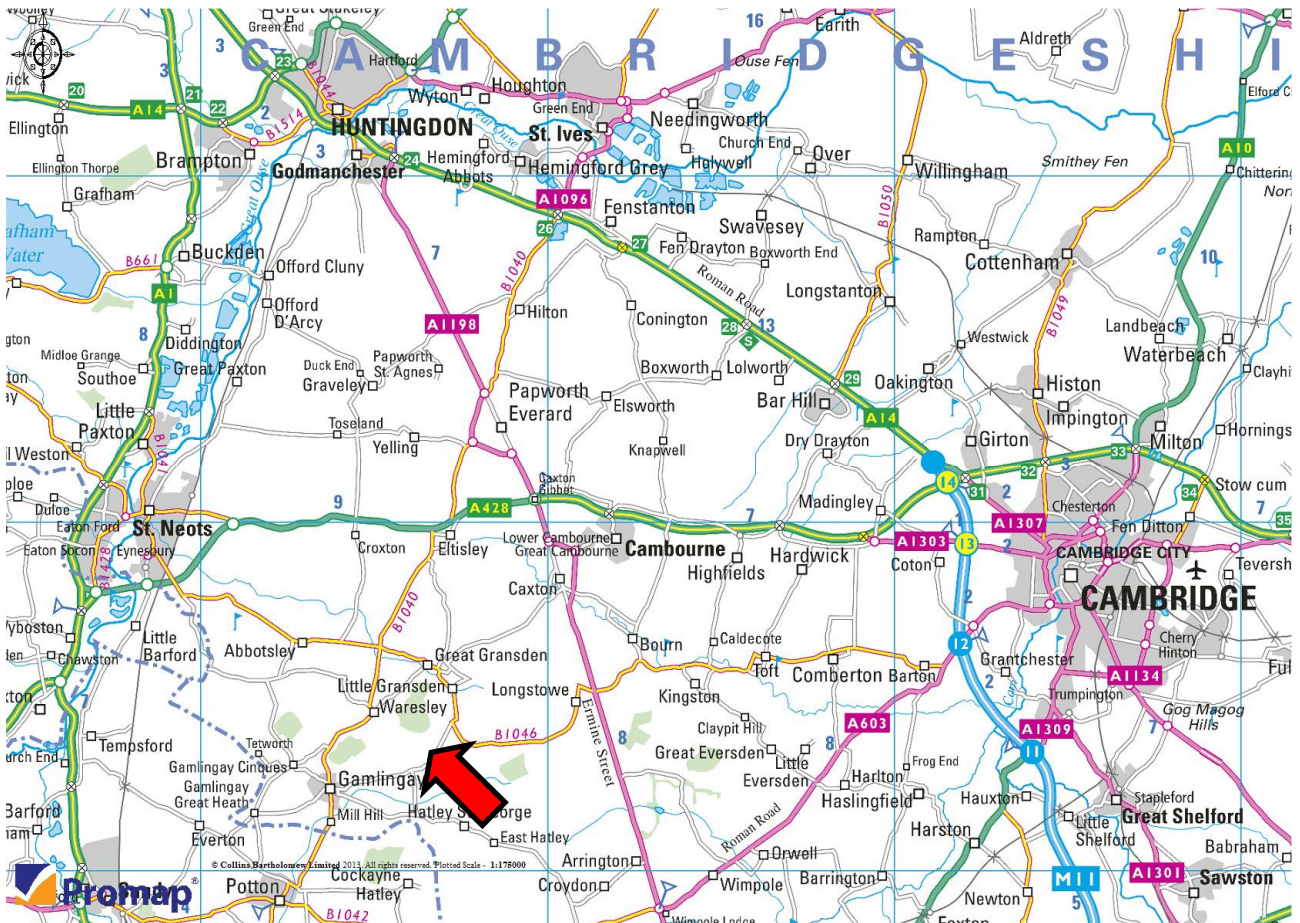
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Important Information

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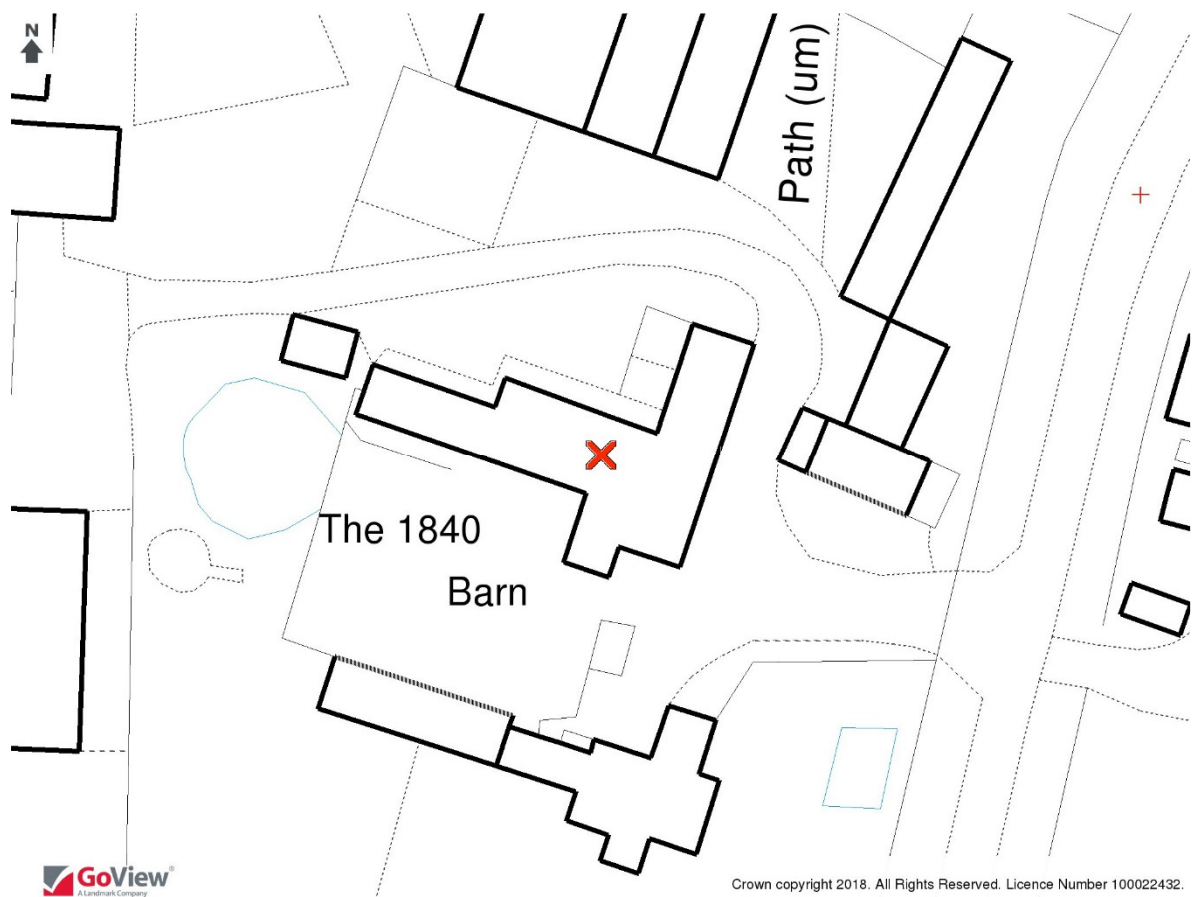
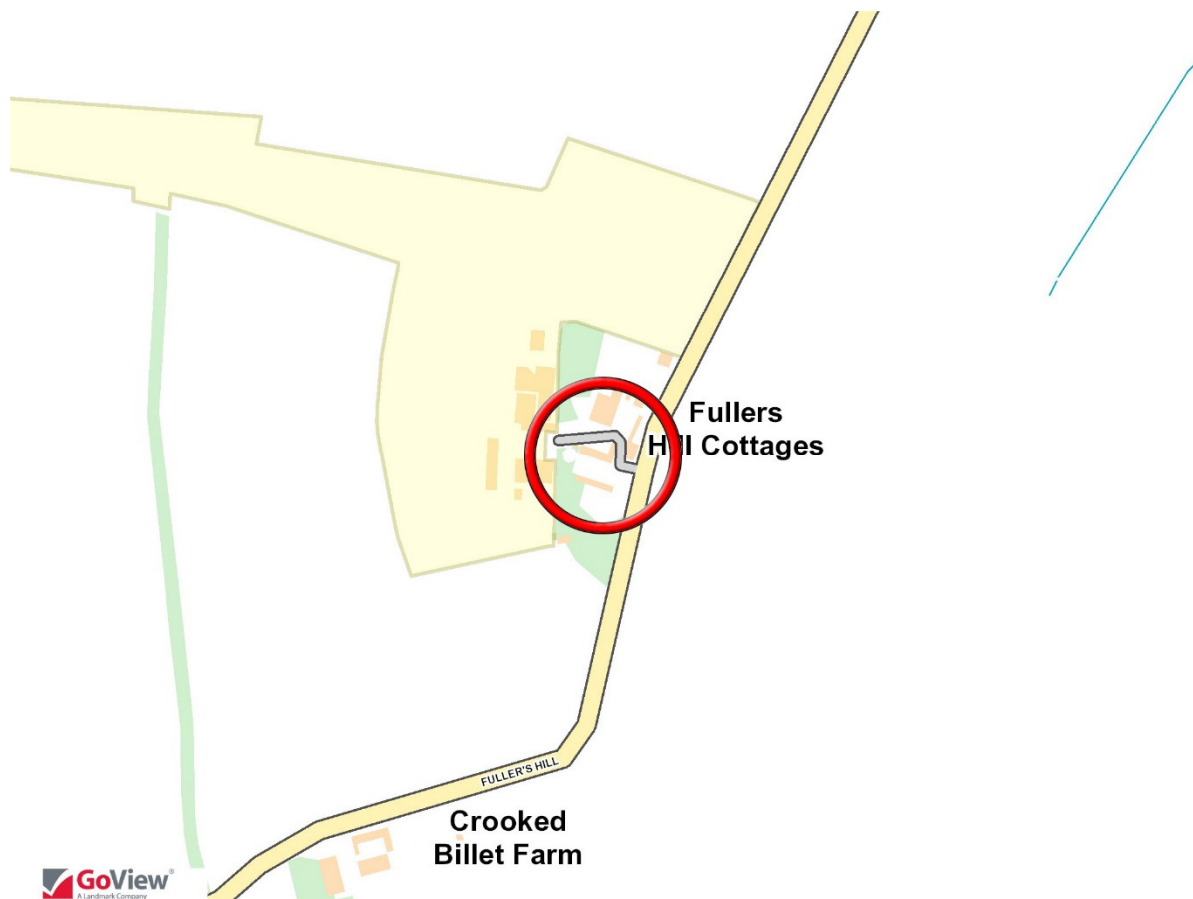
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