

OFFICE

TO LET



First Floor, 11 High Street, Histon, Cambridge
CB24 9WJ



BTG
Eddisons

First Floor, 11 High Street, Histon

Cambridge, CB24 9JD



Agreement

To Let



Detail

Office



Rent

£27,500 pa



Size

1,138 sq ft (106 sq m)



Location

Histon, Cambridge,
CB24 9WJ



Property ID

For Viewing & All Other Enquiries Please Contact:



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Property

High quality, newly refurbished, first floor office consisting of a mixture of open plan space and individual office / meeting rooms. The office benefits from 5 car parking spaces, air conditioning throughout, LED lighting, carpeted flooring, a kitchenette and male and female WCs.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	ft ²	m ²
Total NIA	1,138	106

Energy Performance Certificate

Rating: B (26)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: South Cambridgeshire
Description: Offices and Premises
Rateable Value: £17,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£27,500 per annum exclusive.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The village of Histon is located approximately two miles to the north of Cambridge City Centre along the B1049 which links up with the A14 to the South. Histon has a population of approximately 4,500 and has a good variety of local shops, restaurants, Tesco Express and Co-operative convenience stores, public houses and other amenities. The subject property is located on the High Street.





