

OFFICE

TO LET (MAY SELL)



Unit 2, Hazlewell Court, Bar Road, Lolworth, Cambridgeshire
CB23 8DS

811.171684



BTG
Eddisons

UNIT 2, HAZLEWELL COURT

BAR ROAD, LOLWORTH, CAMBRIDGESHIRE, CB23 8DS



Agreement

To Let (May Sell)



Detail

Office



Rent

£25,000 pa



Size

138.23 sq m (1,488 sq ft)



Location

Lolworth, CB23 8DS



Property ID

811.171684

For Viewing & All Other Enquiries Please Contact:



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Associate Director

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Property

The subject property is one of the larger offices within the development and provides excellent open plan office accommodation split across ground and first floor with good natural lighting.

The ground floor provides open plan office space with large private meeting room and separate storage area with kitchen and WC.

A spiral staircase leads to the first floor accommodation which provides attractive rural views, large Velux style windows and a kitchenette to the rear.

Externally the property is brick built with wooden fascias and cladding and four allocated parking spaces with access to further overflow spaces if required.

Accommodation

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

Area	m ²	ft ²
Ground floor	83.89	903
First floor	53.34	585
Total NIA	138.23	1,488

Energy Performance Certificate

Rating: D (82)

A copy of the EPC is available upon request.

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).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: South Cambs Council
Description: Office and Premises
Rateable Value: £23,000

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

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

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Rent

£25,000 per annum.

Price

Offers are sought in the region of £375,000.

Legal Costs

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

Anti-Money Laundering

Prospective applicants 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

Hazlewell Court is located around 5.5 miles north west of Cambridge city centre and only 500 metres from the Bar Hill junction of the A14. The A14 is a primary access route from the east to the west, and links the A1 and the M11. Stansted Airport is within 35 minutes drive time to the south. From Bar Hill head towards Longstanton and the property can be accessed via the new roundabout following the A14 improvement works.

Amenities in the immediate area include the Menzies Hotel at Bar Hill with conference facilities and 18 hole golf course, Tesco at Bar Hill and the Cambridge Services at the Swavesey junction of the A14 with restaurants, conference facilities and budget rooms.

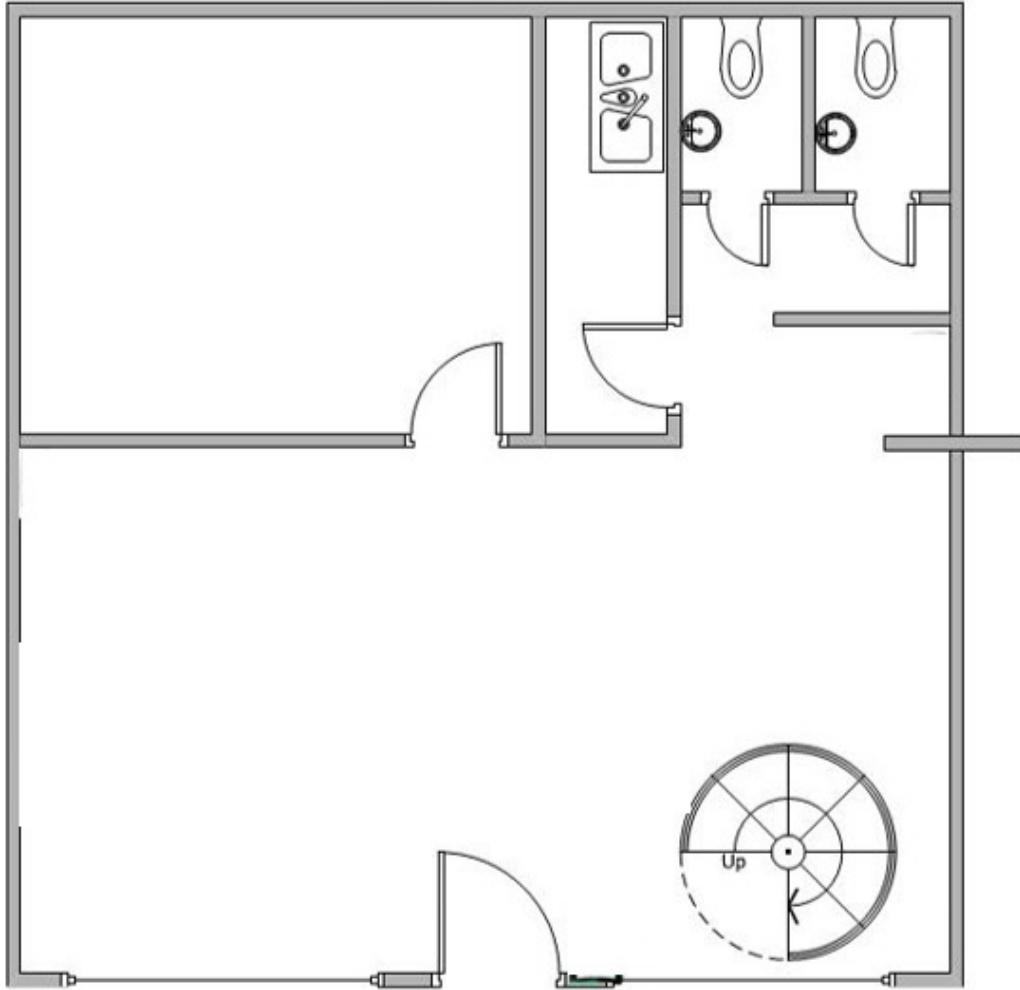




For indicative purposes only

Not to scale

GROUND FLOOR ZONE 1



1ST FLOOR ZONE 2

