



TO LET (MAY SELL) OFFICE PREMISES

Elstree House
172, Watsons Yard
Cottenham
Cambridgeshire
CB24 8RX

778 sq ft – 1,677 sq ft
(72.28 sq m – 155.80 sq m)

- Modern open-plan office accommodation over ground and first floors
- Convenient village centre location
- Vacant ground floor suite
- Available on new lease
- A freehold sale subject to a lease of the first floor may also be considered

Location

Cottenham is a large village located approximately 7 miles north of Cambridge City Centre and 5 miles from the A14 (Jct 32) offering rapid access to the region's major road network.

The village benefits from a range of local services including a post office, co-operative supermarket and two public houses. Further amenities can be found in the neighbouring village of Histon & Impington which is served by the Cambridgeshire Guided Busway.

Description

The property comprises a two story office premises with its own allocated car parking provision. The available accommodation comprises a vacant ground floor office suites which is available to let on a new direct lease. A freehold sale of the entire building may also be considered, subject to a lease of the first floor.

The property comprises the following specification:

Under-Floor Heating
Ceiling Mounted CAT II Lighting
Raised Floor (Carpeted) with Data Boxes
Perimeter Trunking at Dado Level
Kitchenette/Tea Point
Ground Floor W.C.

Accommodation

The property comprises the following approximate net internal areas:

	Sq Ft	Sq M
Ground Floor	778	72.28
First Floor	899	83.52
Total	1,677	155.80

Tenancy

The first floor is subject to a tenancy which is due to end in February 2028. The passing rent is £11,580 per annum. For more information, please contact the agent.

Planning

The property has been used as an office falling under Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be suitable subject to obtaining any necessary planning consents. Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a separate assessment for each floor:

Rateable Value:
Ground Floor – £11,250
First Floor – £12,750

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department to understand more information about any potential business rate reliefs.

Service Charge

A service charge is payable for the maintenance and upkeep of the fabric of the building, communal areas and car park. Further information available from the agents on request.

EPC

The property has an EPC Rating of A (25).

Terms

The premises are available on a new direct lease for a term to be agreed at a rent of £14,000 per annum exclusive.

For more information on the freehold interest in the property, please contact the agent.

Legal Costs

Each party to bear their own legal costs.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

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CHEFFINS

