



TO LET: OFFICE SPACE

Various Suites
Mill Court
Great Shelford
Cambridge
CB22 5LD

62.89 sq m (677 sq ft) to
178.27 sq m (1,919 sq ft)

- Various office suites available at ground and first floor
- Air conditioning
- 2 miles from the M11
- Adjacent to main line railway station
- Allocated car parking spaces

Location

Great Shelford is a popular and affluent village located approximately 4 miles south of Cambridge City Centre.

The village offers excellent access to the region's road network, being within 2 miles of the M11 motorway accessed at Junction 11. Stansted Airport is approximately a 30-minute drive away via the M11.

Mill Court is located adjacent to Great Shelford mainline train station with direct services to Cambridge and London Liverpool Street. Great Shelford has a variety of local shops including Tesco Express and Co-op food store, public houses and restaurants, all within easy walking distance from the property.

Description

Mill Court is an established office scheme comprising five buildings set within attractive landscaped surroundings.

The buildings benefit from the following specification:

- Excellent natural light
- Wall mounted electric radiators
- Entry alarm code system
- Recently refurbished WCs
- Air conditioning throughout suites

Accommodation

The available suites comprise the following approximate net internal areas:

Vacant Suites	Sq M	Sq Ft
C4 Quern House First and Second Floors	111.00	1,198
D2 Grain House	62.89	677
D4 Grain House	66.61	717
D5 Grain House	94.20	1,014
E2 Breaks House	178.27	1,919
E3 Breaks House	136.10	1,465
E5 Breaks House	159.84	1,721
Total	808.91	8,711

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.

Other commercial uses falling under Class E will be considered.

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department. on 08450 450 500.

Uniform Business Rates

Rateable Values vary depending upon spaces, with the multiplier for 2026/7 set at 48.0 pence in the pound and doesn't take into account any rate relief that might be available from phasing.

Interested parties are advised to make their own enquiries with the local valuation office on 03000 501 501 in order to verify their rates.

Service Charge

There is a service charge payable towards upkeep and maintenance of the common areas of the building as well as the wider estate.

Terms

The suites are available by way of a new leases.

The guide rent vary between £32.50 – 35.00 per sq ft dependinh upon the spaces being considered.

Legal Costs

Each party to bear their own legal costs in association with this transaction.

Viewing and Further Information

Strictly through the sole joint agent, Cheffins.

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CHEFFINS

