

## VARIOUS SMALL OFFICE SUITES

The Grange  
20 Market St, Swavesey, Cambridge  
CB24 4QG



**Approx. 17 -151 sq m (181 – 1,620 sq ft)**

- Various office suites in character building
- High quality accommodation with newly refurbished reception
- Ideal for start-up or small businesses
- Flexible lease terms
- Easy access to A14 & Guided busway

**TO LET**

## LOCATION

Swavesey is located approximately 11 miles to the north west of Cambridge (only 2 miles off Junction 28 of the A14) at which the services include a Marks & Spencer, McDonalds and Days Inn. There are bus stops for the Guided Busway, connecting Huntingdon, St Ives and Cambridge, approximately 600m from The Grange. Further details on the service can be found at [www.thebusway.info/](http://www.thebusway.info/). The property is a short walk to The White Horse Public House.

## DESCRIPTION

The Grange is a 19th Century building set in its own landscaped grounds in the centre of the village and provides high quality office accommodation with good car parking. There are shared WCs and kitchen facilities. The available office suites are arranged over ground and first floor.

## FLOOR AREAS

Suite 3 & 4: 42.3 sq m (455 sq ft)  
Suite 8: 47.4 sq m (510 sq ft)  
Suite 10: 16.8 sq m (181 sq ft)  
Suite 15 43.4 sq m (467 sq ft)

The offices area available individually or together.

## LEASE

The office suites are available to let on a full repairing and insuring lease (by way of a service charge for the structural and common parts).

Flexible terms and incentives are available subject to covenant strength, and contract.

## RENT

Suite 3 & 4: £7,500 per annum  
Suite 8: £8,000 per annum  
Suite 10: £3,000 per annum  
Suite 15 £7,500 per annum.

## SERVICE CHARGE

A service charge will be payable which covers cleaning, heating and lighting of common areas, repair and maintenance and refuse collection.

## RATEABLE VALUE

The rateable values are as follows:

Suite 3 & 4: £6,200  
Suite 8: £6,900  
Suite 10: £2,650  
Suite 15 £4,400

Because the RV's fall below £12,000, we can confirm that

there will be no rates payable during 2018/19 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses rates will normally be charged at 48p in the pound.

Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Rating E (118).

## VIEWING

Strictly by appointment only with

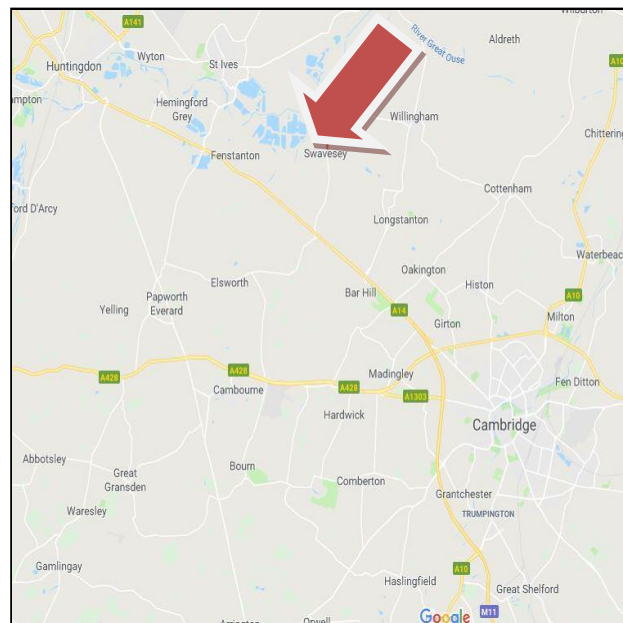
Johnny Goodman at Goodman Property

t: 01223 873195 or 07770 624769

e: [jg@goodmanproperty.co.uk](mailto:jg@goodmanproperty.co.uk)

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