

## OFFICES TO LET

Sunrise Business Park  
Ely Road, Waterbeach,  
Cambridge CB25 9QZ



**Approx. 16.1 - 111 sq m (173 – 1,195 sq ft)**

- Ground floor offices with shared kitchen and wc's
- Various sizes available
- Flexible lease terms
- Good access to major road network
- 2 parking spaces per unit - 8 total if the whole is taken as one

**TO LET**

## LOCATION

Sunrise Business Centre is located approximately 3.5 miles from the Milton junction of the A14, offering excellent access to the region's road network, Ely and Cambridge City centre.

There are various shops and excellent public houses in the nearby villages, and a superstore at Milton. From Milton take the A10 Ely Road for approximately 3.5 miles. The Sunrise Business Park entrance is located on Flint Lane to the rear of the large lay by behind a brick entrance on the right before you get to The Research Park.

## DESCRIPTION

The business park offers an established and thriving business location. There is ample car parking and common recreational areas available for use by the tenants. Two parking spaces per unit area available, 8 in total.

The subject accommodation comprises of a ground floor office suite with rendered walls and slate tiled roof and shared kitchen and WC's. The offices are available to let individually or as a whole.

The accommodation benefits from carpeting, Upvc double glazed windows, and a mixture of fluorescent and Category II lighting.

The suite provides the following approximate net internal area:

- 1a –25.6 sq m (276 sq ft)
- 1b –16.1 sq m (173 sq ft)
- 1c –33.2 sq m (357 sq ft)
- 2 – 36 sq m (388 sq ft)

**Total 111 sq m (1,195 sq ft)**

## LEASE

The accommodation is available by way of a new internal repairing lease for a term to be agreed.

Rent £18.50 per sq ft.

A service charge is also payable which covers maintaining and insuring the building, cleaning/heating of common parts, water and security. Details on application.

## RATEABLE VALUE

To be assessed. Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Revenue Services on 01954 713 112.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE

Unit 1 - E 109.

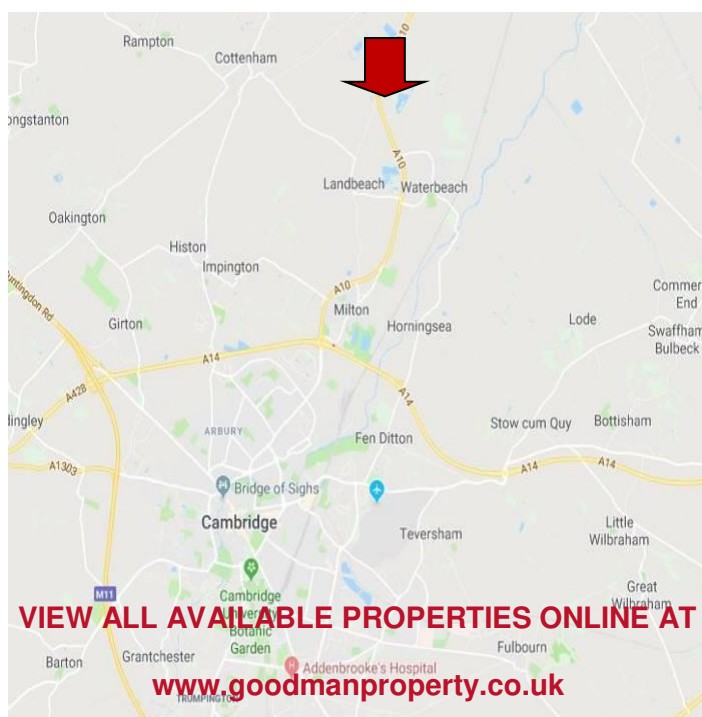
## VIEWING

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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