

OFFICES

Unit 7, Hazlewell Court, Bar Road,
Lolworth, Cambridge
CB23 8DS



Approx. 139.3sq m (1,499 sq ft)

- Two storey barn conversion offices
- To let on a new lease
- Air conditioning
- W.C, kitchen
- Excellent car parking

TO LET — DUE TO RELOCATION

LOCATION

Note - the postal address is Lolworth but the property is near Bar Hill.

Hazlewell Court is located approximately 5.5 miles north west of Cambridge city centre and less than 1 mile 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 found after approx. 0.5 mile on the right. Amenities in the immediate area include the Hallmark Hotel at Bar Hill with conference facilities and an 18 hole golf course, Tesco at Bar Hill and the Extra roadside development at the Swavesey junction of the A14 with restaurants, conference facilities and budget rooms.

DESCRIPTION

Hazlewell Court is a high-quality conversion of former barns located in landscaped grounds. The development provides nine converted units, totalling just over 10,000 sq ft.

The units provide self-contained office space and have been developed in the style of traditional barns, some with exposed beams and weather boarding, with a modern office specification including comfort cooling, feature lighting, perimeter trunking, excellent natural light and good on-site parking.

Unit 7 is currently available and benefits from the following:-

- Category II lighting
- W.C, kitchen and disabled w.c
- 6 car parking spaces plus use of additional spaces
- Air conditioning
- Carpeting
- Double glazed windows

LEASE

The premises are available from January 2019 on a new effective full repairing and insuring lease for a term to be agreed.

RENT

£20 per square foot.

PLANNING

The building is currently used as a D1 Health Centre but has previously had consent for use as offices under B1 of The Town and Country Planning (Use Classes Order) 1987.

Planning consent for the intended use should be checked prior to lease by the incoming tenant.

RATEABLE VALUE

Rateable value £23,000.

Please contact the valuation office or South Cambridge District Council On 03450 450 500 for further information.

EPC

E 103.

VIEWING

Strictly by appointment only

Johnny Goodman at Goodman Property

t: 01223 873195 or 07770 624769

e: jg@goodmanproperty.co.uk

or joint agent Barker Storey Matthews 01223 467155

VIEW ALL AVAILABLE PROPERTIES ONLINE AT

www.goodmanproperty.co.uk



PROPERTY MISDESCRIPTIONS ACT

Goodman Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- These particulars are set out as a general outline only for the guidance of potential lessees or purchasers and do not constitute part, of an offer or contract;
- All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and intending purchasers or lessees should not rely on statements or representations of fact but must fully satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No persons in this the employment of Goodman Property has any authority to make or give any representation whatsoever in relation to this property;
- All prices and rents quoted are exclusive of VAT (if chargeable).