

**OFFICES/D1** (STP)  
Unit 9, Hazlewell Court, Bar Road,  
Lolworth Cambridge  
CB23 8DS



**Approx. 102 sq m (1,050 sq ft)**

- Ground floor offices
- To let on a new lease
- Air conditioning
- W.C, kitchen
- Excellent car parking

**TO LET**

## LOCATION

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.

Note the postal address is Lolworth but the property is better accessed from the Bar Hill Junction of the A14.

## 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 9 is currently available and benefits from the following:-

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

## LEASE

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

## RENT

£20 per sq ft.

## PLANNING

The building has consent for use as offices under B1 of The Town and Country Planning (Use Classes Order) 1987. D1 uses may also be suitable and the office has previously had consent for D1.

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

## RATEABLE VALUE

Rateable value £17,500

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

## EPC

E112.

## VIEWING

Strictly by appointment only

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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