

GROUND FLOOR OFFICES

Unit 6, Stow Court
Stow Road, Stow-Cum-Quy
Cambridge
CB25 9AS



Approx. 97 sq m (1,044 sq ft)

- Ground floor office in courtyard development
- Newly refurbished
- High specification including climate control
- Approx. 0.5 miles from the A14
- Available immediately to let on a new lease

TO LET

LOCATION

The development is located within the village of Stow-Cum-Quy which is well served by the village post office, public houses and Best Western Quy Mill Hotel, which provides a bar, restaurant, health spa and conference facilities, with a sandwich van also delivering sandwiches.

The office is approximately 3.5 miles from Cambridge city centre and approximately 0.5 mile from the A14, providing easy access to the M11 (approx 5 miles).

Other occupiers include 1Plex Limited, Redmayne Miller Rees and SLR Consulting.

DESCRIPTION

Stow Court comprises an attractive landscaped courtyard style environment of eight 2 storey self-contained offices constructed of brick and timber, with traditional weatherboard elevations, under pitched terracotta pan tiled roofs.

The available office comprises of a ground floor office of approximately 97 sq m (1,044 sq ft). The owner 1 Plex Limited occupies the first floor.

The office benefits from the following features: -

- Climate control
- Double glazed windows
- New carpeting and decoration
- Kitchenette
- Shared cloakroom
- Car parking with visitors and disabled parking
- Use of cycle store
- 4 car parking spaces

LEASE

The premises are available immediately on a new lease for a term to be agreed.

RENT

£22.50 per sq ft.

PLANNING

The building has consent for use as offices under Class B1 (a) 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 £11,000.

VIEWING

Strictly by appointment only with

Johnny Goodman at Goodman Property

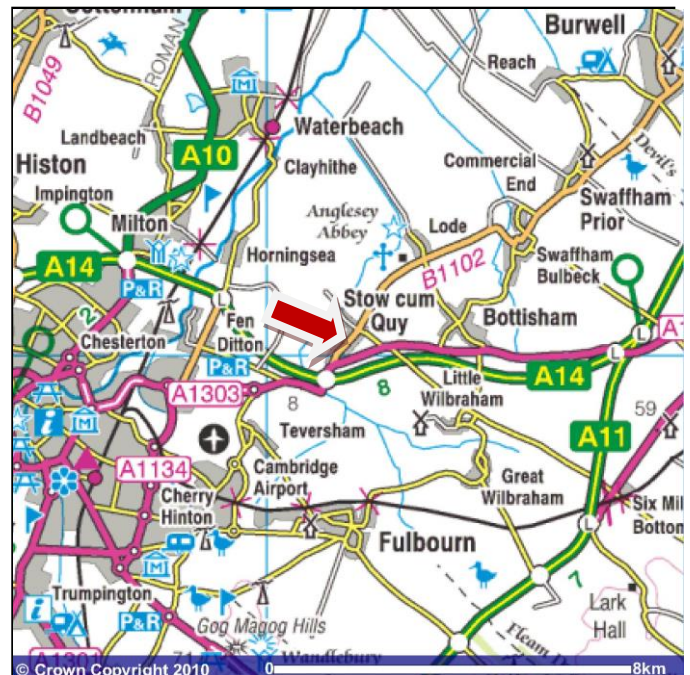
t: 01223 873195 or 07770 624769

e: jg@goodmanproperty.co.uk



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