

OFFICES / D1 PREMISES

First Floor Unit A, Magog Court
Hinton Way, Shelford
Cambridge
CB22 3AD



Approx. 99 sq m (1,065 sq ft)

- Offices in attractive courtyard setting
- 5 car parking spaces with further car parking available on site
- Carpeting, perimeter trunking and fibre broadband connection if required
- Excellent access to A11/A14, Addenbrookes and Cambridge city centre
- Air conditioning/climate control
- Immediately available

TO LET

LOCATION

Magog Court is situated to the south-east of Cambridge about 0.25 miles from the city boundary and the Babraham Road Park & Ride site. The city centre with its excellent facilities is approx 2.5 miles distant, with Cambridge railway station around 1.7 miles. Cambridge is renowned for the quality of its high-tech skills base which has attracted many major companies to the surrounding area. Whilst being close to the city Magog Court avoids much of the traffic congestion and provides generous car parking on site together with the benefits of broadband access. Shelford village approximately 1 mile away has excellent facilities and its own railway station. The M11 is approximately 3 miles distant at junction 11, with the A11 dual carriageway 4 miles. Stansted airport is easily accessible (around 25 miles).

DESCRIPTION

Magog Court comprises an attractive landscaped courtyard of timber and brick buildings of weather boarded elevations under pitched slate roofs. The properties are situated within 2 acres of landscaped grounds which businesses will be able to enjoy. Giving individual spacious accommodation the buildings have been sympathetically upgraded and retain exposed timbers and vaulted ceilings to some of the units. There is a modern internal specification suitable for business, office, research and development and D1 healthcare use.

The available office is approximately 99 sq m (1,065 sq ft), and provides the following features: -

- Perimeter 3 compartment trunking
- Climate control
- Up lighters (wall and ceiling)
- 2 WCs with disabled facilities and fitted kitchen
- 5 car parking spaces with further parking available
- Fibre broadband connection available (at additional cost)
- Glazed meeting room if required

LEASE

The premises are available on a new internal repairing lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£26.50 per sq ft per annum, to be paid quarterly in

advance.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agent.

PLANNING

We understand the building has consent for use as offices or D1 uses.

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

RATEABLE VALUE

The rateable value is £18,500. Interested parties are advised to check with the Local Rating Authority to check actual rates payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

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VIEWING

Strictly by appointment only

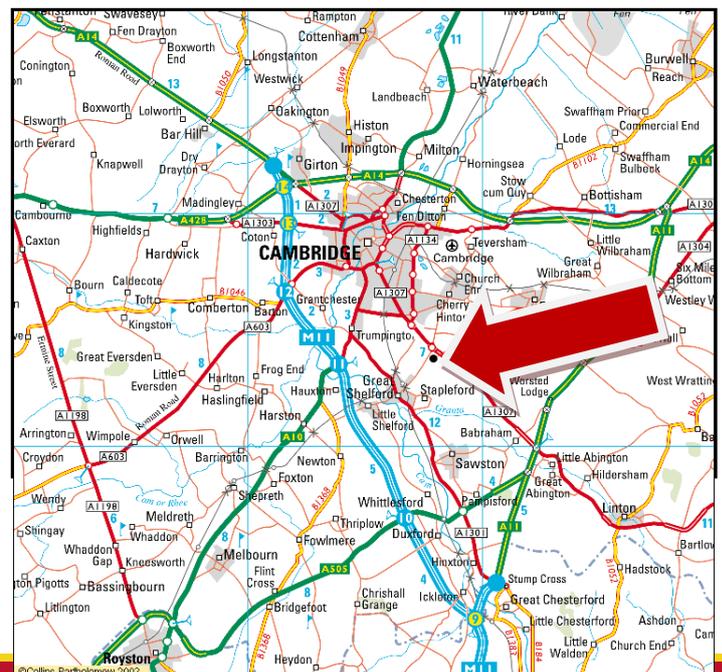
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