

FIRST FLOOR OFFICES

Unit 4B, Stow Court
Stow Road, Stow-Cum-Quy
Cambridge
CB25 9AS



Approx. 61 sq m (652 sq ft)

- First floor office in courtyard development
- High specification including climate control
- Freshly redecorated
- Approx. 0.5 miles from the A14
- Available 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 house, sandwich van delivery and the Best Western Quy Mill Hotel, which provides a bar, restaurant, health spa and conference facilities.

The office is approximately 3.5 miles from Cambridge city centre) on the Eastern outskirts of Cambridge just off the A14, also providing easy access to both the M11 (approx. 5 miles) and the A11.

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

DESCRIPTION

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

The accommodation comprises of an open-plan first-floor office of approximately 61 m² (652 ft²) with a light and airy ambience.

The office benefits from the following features: -

- Climate control
- Double glazed windows
- Kitchenette
- Cloakroom
- Intruder alarm and site CCTV monitoring
- Car parking with 2 reserved spaces
- Visitors and disabled parking
- Use of cycle store
- Regular bus services

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 (Class E from 31 August 2020).

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

RATEABLE VALUE

Rateable value £11,250.

EPC

C 57

VIEWING

Strictly by appointment only with

Johnny Goodman at Goodman Property

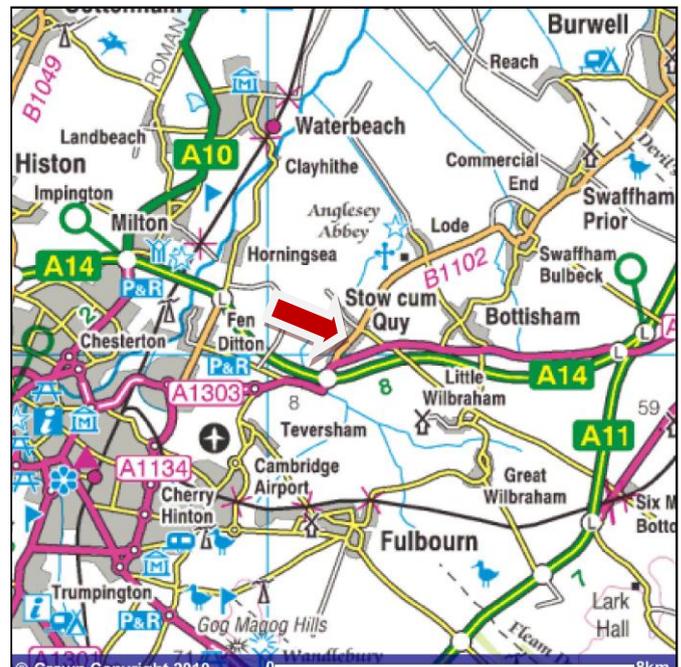
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