

# GROUND FLOOR OFFICES

Unit 4, Quay Court  
Colliers Lane, Stow-Cum-Quy  
Cambridge  
CB25 9AU



**Approx. 58.5 sq m (629 sq ft)**

- Ground floor office in attractive location
- High specification including air conditioning
- To be carpeted and redecorated
- Approx. 3/4 mile 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 IoTAS UK, CKLG accountants, Insect Research and Development and Munro Building Services.

## DESCRIPTION

Quy Court comprises an attractive landscaped office environment with offices constructed of brick with traditional weatherboard elevations, under pitched terracotta pan tiled roofing, with timber double glazed windows.

The accommodation comprises of an open-plan ground-floor office of approximately 58.5 sq m (629 sq ft).

The office is located in an ideal location with a rural outlook and is very accessible.

The office benefits from the following features: -

- Air conditioning unit
- Double glazed windows
- Kitchenette
- Meeting room
- First floor shower available for use
- Cloakroom with disabled facilities
- Intruder alarm
- 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) and Class E 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 £8,526 (to be re-assessed once split).

## EPC

E104

## VIEWING

Strictly by appointment only with

Johnny Goodman at Goodman Property

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e: [jg@goodmanproperty.co.uk](mailto:jg@goodmanproperty.co.uk)



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