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Office - TO LET

Eddisons

Incorporating Barker Storey Matthews



**PROSPECT HOUSE, BUCKINGWAY BUSINESS PARK, SWAVESEY,
CAMBRIDGE, CAMBRIDGESHIRE CB24 4UQ**

Rent: On Application

Size: 2,433.52 sq m (26,195 sq ft)

- Cambridge 7 Miles
- Adjacent to A14 (Junction 28) - Currently being substantially upgraded
- Excellent Parking Ratio (1:230 sq ft)
- Open Plan Layout

LOCATION

Buckingway Business Park is located alongside Junction 28 of the A14, approximately 7 miles north-west of Cambridge. The A14 is currently undergoing a substantial upgrade, due to complete in December 2020. As such, the park is well located for both Cambridge City Centre, and also the nearby centres of Huntingdon, (9 miles north-west), Royston, Bedford and Ely as well as Stansted Airport (35 miles), London 59 miles and the motorway network via both the M11 approximately 5 miles to the south and the A1(M) approximately 12 miles west.

Buckingway Business Park is a popular modern estate and comprises a mixture of good quality office park developments, mid-tech industrial units and some larger distribution sheds.

Prospect House is prominently located on the main estate road running through the Business Park, sitting centrally within a substantial plot providing extensive car parking and landscaped grounds.



DESCRIPTION

The property comprises a modern two storey purpose built office building and features a double height fully glazed entrance atrium which in turn provides access to both ground and first floor offices, with the first floor being serviced by way of both a lift and open plan staircase.

The offices are predominantly open plan and are located in a quadrangle around a formal central garden and benefit from windows to both the internal courtyard and externally overlooking the Business Park and surrounding countryside.

The offices have been well fitted with raised floors incorporating floor boxes, and suspended ceilings incorporating both air conditioning and recessed lighting. There are separate male and female WCs on both floors, a good size staff canteen within the ground floor and a separate staff kitchen on the first floor. Externally, the car park provides parking for approximately 114 cars equating to a ratio of 1 per 230 sq ft.

SERVICES

Mains electricity, water and drainage are available to the premises. Interested parties are however advised to make their own enquiries of

the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.



ACCOMMODATION

Ground Floor:	1,207 sq m	(13,000 sq ft)
First Floor:	1,225sq m	(13,195 sq ft)
Total NIA:	2433 sq m	(26,195 sq ft)

All measurements above are approximate. IPMS 3 areas are available upon request.

LEASE TERMS

The property is available by way of new lease on terms to be agreed.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £330,000. For the year commencing 1 April 2022 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. Interested parties are advised to make their own enquiries directly with the local council.

RENT

To be confirmed. Subject to negotiation.

VAT

VAT will be payable in respect of this property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC of C (61). A copy of the EPC is available on our website.

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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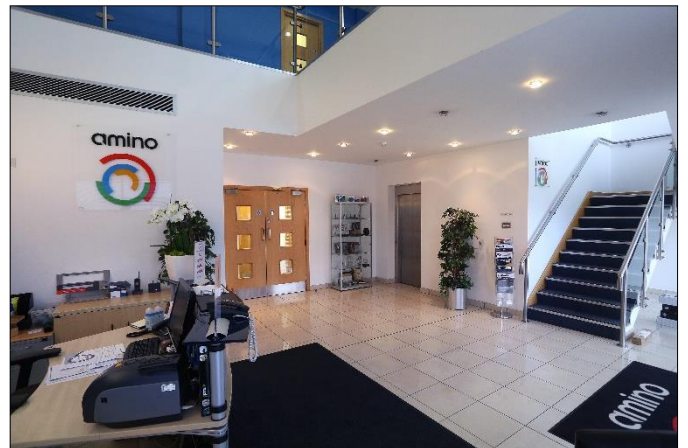
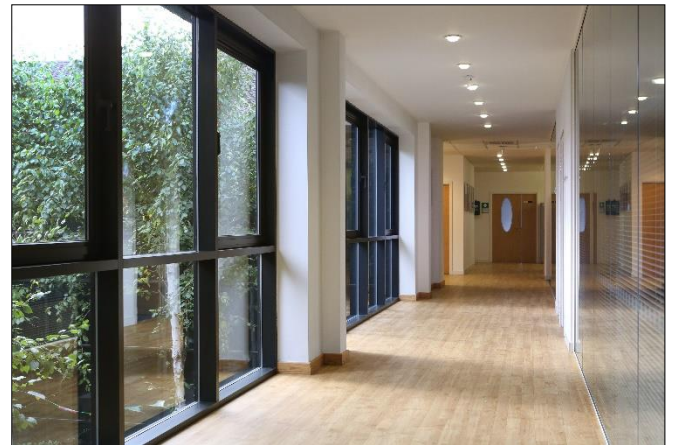
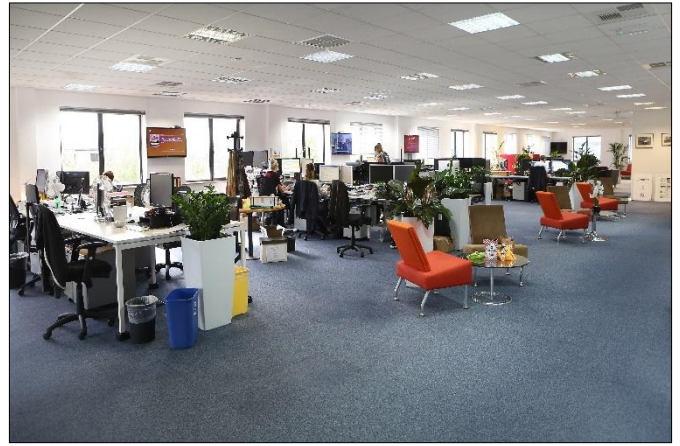
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VIEWING

Strictly by appointment with the sole agents:-

Eddisons
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150 High Street
Huntingdon
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(01480) 451578

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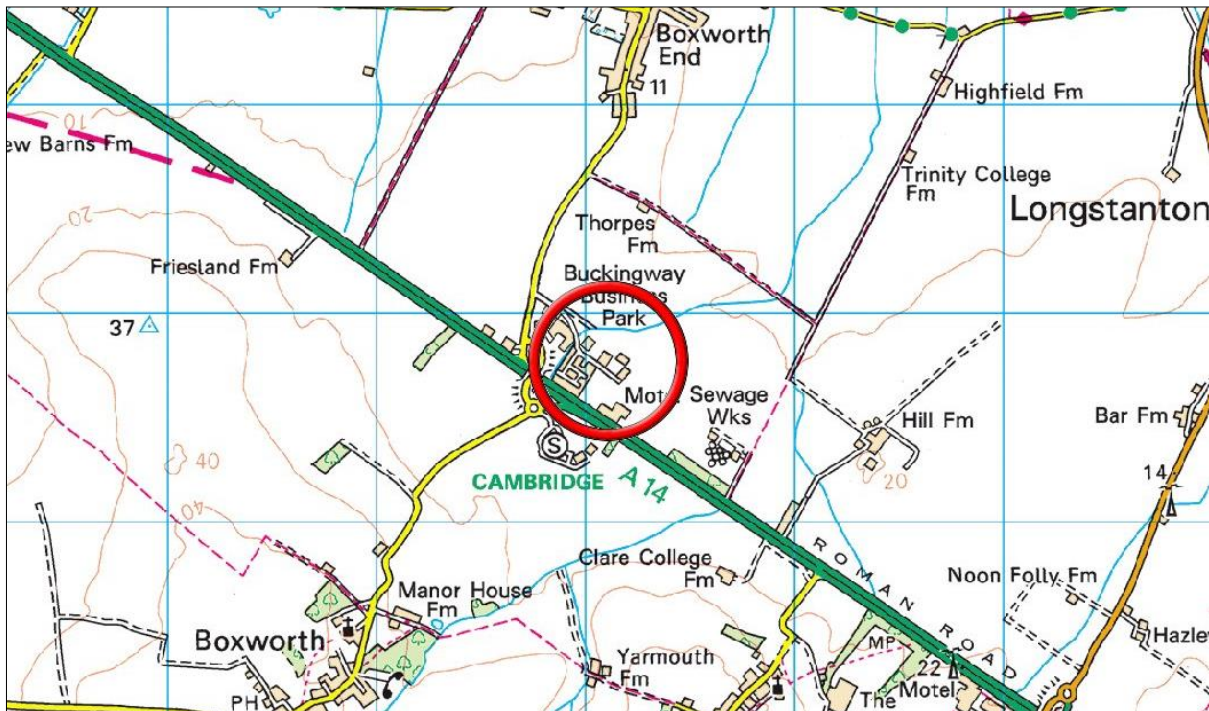
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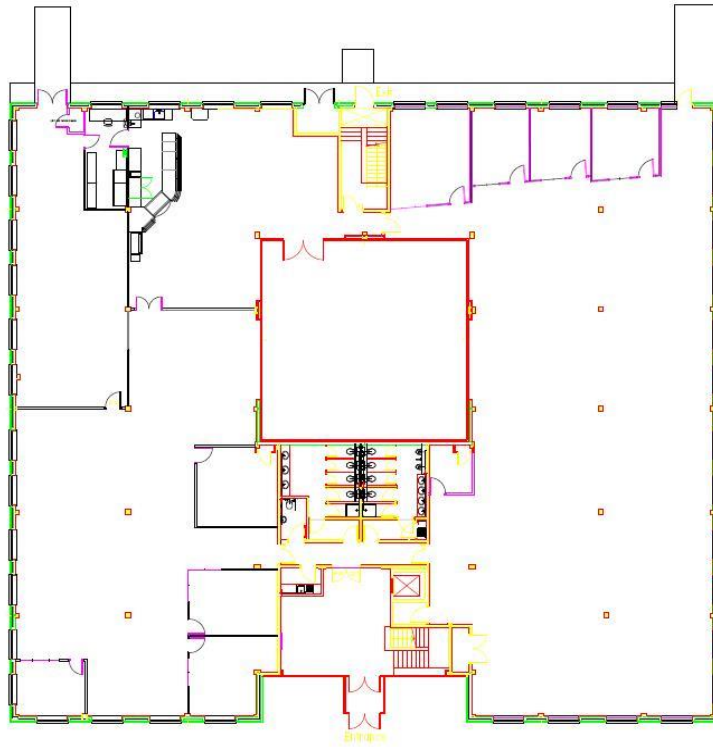
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