

3 Months Rent  
Free



## TO LET – OFFICES/LABS

Suites 5 & 19  
New Cambridge House  
Bassingbourn Road  
Litlington  
Cambridgeshire  
SG8 0SS

345.2 sq m – 561.9 sq m  
(3,715 sq ft – 6,049 sq ft)

- Modern office/R&D building
- Air conditioned and open-plan with fibre-optic broadband
- Conveniently located for A1 (M) and M11 corridors
- Impressive glazed atrium with shared conference and café facilities

## Location

New Cambridge House is located on the Litlington to Bassingbourn Road. Both villages offer a range of amenities. Royston is approximately four miles south east and Cambridge 17 miles north east.

The M11, A1 and A10 are all nearby giving access to London, Stansted airport and the national motorway network. Royston railway station provides a frequent service to London (Kings Cross) with a journey time of approximately 50 minutes.

## Description

New Cambridge House comprises a multi-occupied office / R&D building set within mature landscaped grounds with a large staff car park.

The property provides high quality accommodation and has the following specification:

- Shared reception area featuring an interactive, custom-built welcome screen / intercom
- Impressive glazed atrium
- Air conditioning throughout
- Shared conference and café facilities
- 8 person passenger lift
- Perimeter trunking and suspended ceilings
- High speed broadband connectivity
- Secure site with CCTV monitoring
- Easee electric vehicle charging points

## Accommodation

The available units at New Cambridge House have the following net internal floor areas: However, this space is able to be split to meet size requirements. Units 5 and 19 can be let together with an internal staircase linking the two floors.

Unit	Sq. Ft.	Sq. M.
Suite 5	3,715	345.2
Suite 19	6,049	561.9

## Uniform Business Rates

The office suites will need to be re-assessed for business rates due to recent changes to the layout of the building.

All interested parties are advised to make their own enquiries with South Cambridgeshire District Council on 03450 450 064 to verify their rates liability.

## Planning

The property has been used as offices and R&D falling under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

## Terms

The suites are available to let on new business leases for a term to be agreed. 3 months rent free.

Suite 5 - £48,000 per annum  
Suite 19 - £78,000 per annum

VAT is applicable to the rent.

## Service Charge

A service charge is payable in addition to the rent to cover the cost of the utilities (all electricity & heating), insurance and maintenance of the common parts of the building.

The service charge contribution for the current year is estimated to be approximately £8.98 per sq ft.

## EPC

The property has an EPC rating of C (71).

## Viewing and Further Information

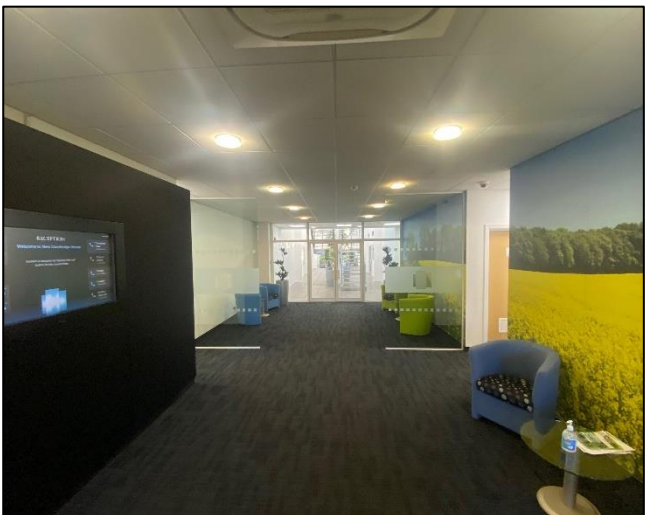
Strictly through the sole agent, Cheffins.

Freddie Wootton

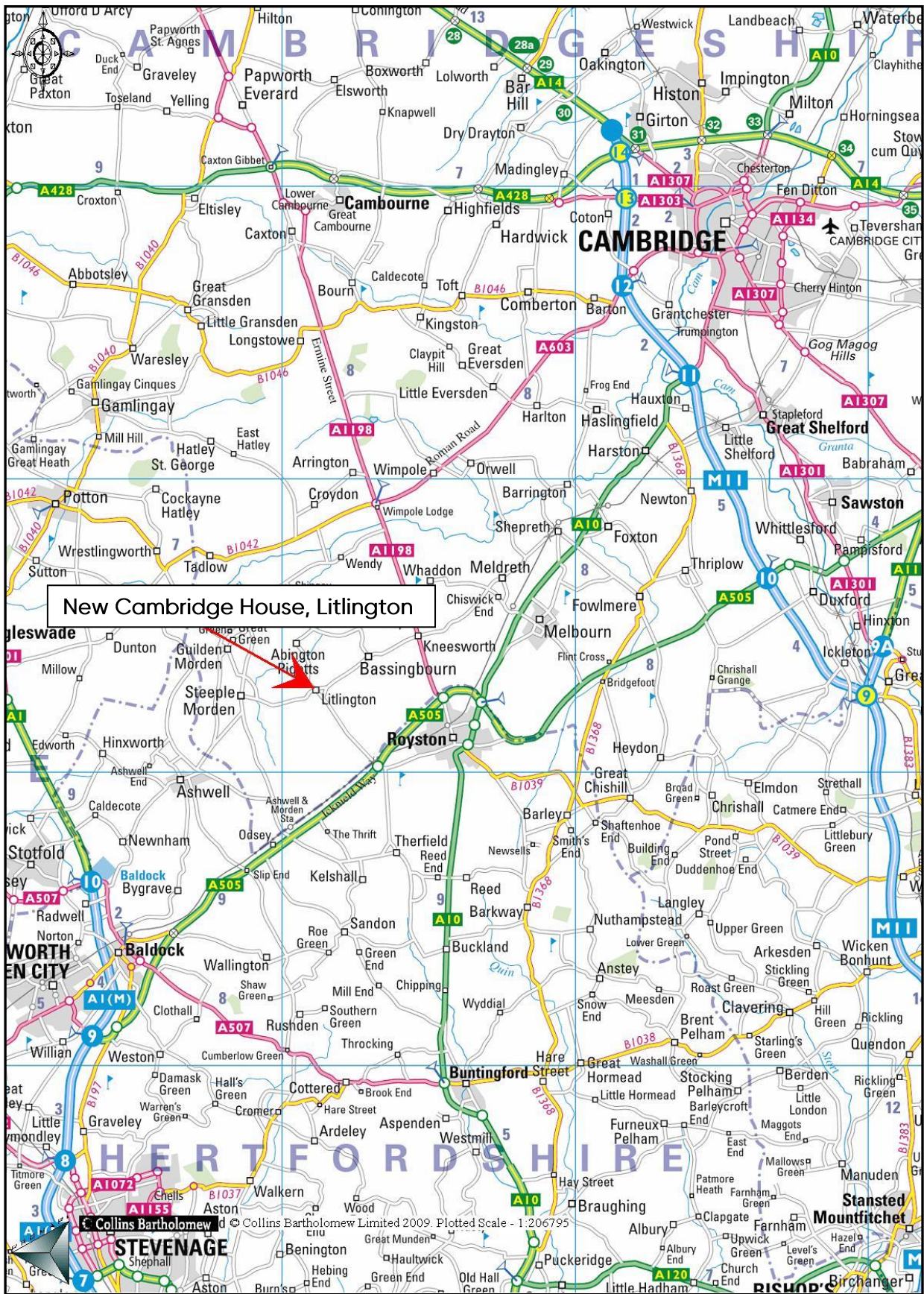
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# CHEFFINS



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New Cambridge House, Litlington

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk). These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.