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eddisons.com

OFFICES & LABORATORIES - TO LET

Eddisons

Incorporating Barker Storey Matthews



HARSTON MILL, HARSTON, CAMBRIDGE, CB22 7GG

Rent: from £18.50 per sq ft per annum

- Variety of office and lab suites on established science park
- Shared meeting / conference rooms
- 5 miles from Cambridge & 2 miles from M11 (junction 11)
- Flexible lease terms

**Size: 148 – 1,395 sq m
(1,590 – 15,015 sq ft)**

LOCATION

Harston Mill is located in the village of Harston just 5 miles south west of Cambridge. The A10 runs through the village linking the M11 (just 2 miles distant) with the A505 providing easy access to the region's main road network. Foxton train station is 1.5 miles distant with direct services to London Kings Cross and Cambridge. Harston offers a range of facilities including a village store and post office, doctors surgery, pubs / restaurants and a petrol filling station. Harston Mill is on the south western edge of the village.



DESCRIPTION

Harston Mill provides modern office and laboratory accommodation for science based companies in an outstanding setting. The property is only a short distance from Cambridge, a global centre of excellence for research and development, business and education.

Harston Mill benefits from the following features:

- Large reception area with receptionist
- Meeting and conference rooms
- Security
- 24/7 access (access control system)
- Ample parking
- Secure cycle parking
- Showers
- Stunning natural setting with riverside walks

A variety of office and laboratory suites are available – see overleaf for availability and costs.

BUSINESS RATES

Business rates are payable direct by tenants. Further information is available on request.

RENT

See page 3 for availability with rent, service charge and utility costs.

VAT

VAT is payable on the rent.

LEASE TERMS

A new lease is available for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contact: Ben Green

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ben.green@eddisons.com

Ref: 201026 240304



For more information, visit eddisons.com
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Important Information

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Harston Mill Availability & Costs

Suite	Type	Size	Rent	Service Charge	Utilities	Total	Available
Mill Building (3 rd & 4 th floors)	Offices	292 sq m (3,146 sq ft)	£58,201 pa	£31,303 pa	£18,090 pa	£107,594 pa	Now
Block A (1 st floor)	Offices / labs	148 sq m (1,590 sq ft)	£36,570 pa	£15,821 pa	£9,143 pa	£61,534 pa	Now
Block G (ground floor)	Labs	197 sq m (2,125 sq ft)	£63,750 pa	£21,144 pa	£12,219 pa	£97,113 pa	Now
Block H (1 st floor)	Offices	399 sq m (4,291 sq ft)	£98,690 pa	£42,695 pa	£24,673 pa	£166,058 pa	April 2024
Block J (1 st floor)	Offices / labs	359 sq m (3,863 sq ft)	£88,849 pa	£38,437 pa	£22,212 pa	£149,498 pa	April 2024

Notes:

- Block H and Block J suites can be connected to offer a single suite of 8,154 sq ft (758 sq m)
- Business rates are excluded from the above and paid direct by tenants
- The service charge from 1st April 2024 is £9.95 psf pa; utilities are £5.75 psf pa
- All costs are net of VAT and subject to contract

Updated: March 2024

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Mill Building (offices)



Block G Ground Floor (labs)



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Block H First Floor (offices)



Example Conference Rooms



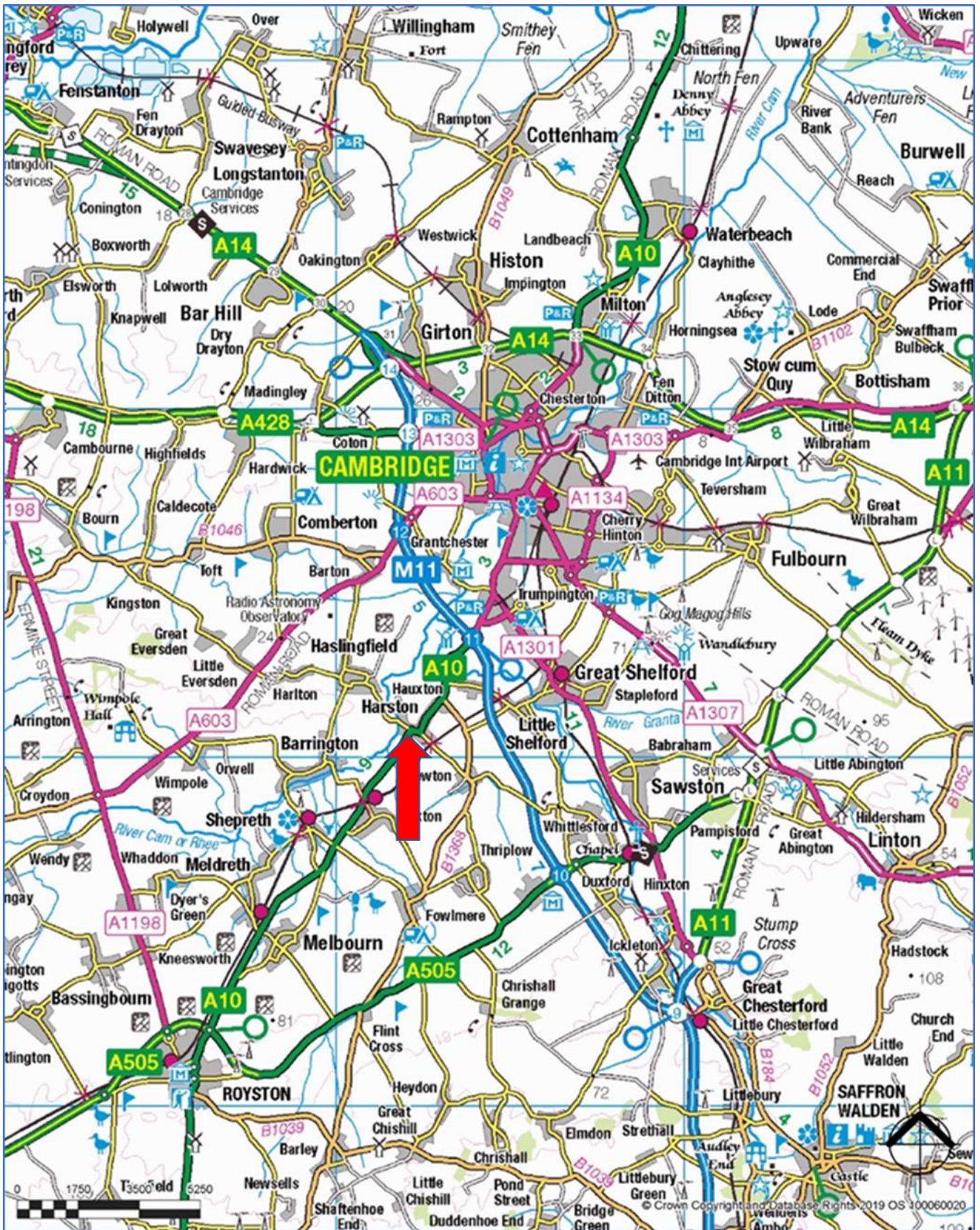
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