

## 1 Signet Court

Cambridge  
CB5 8LA

Central Cambridge 3 Storey  
office property with on site car  
parking

2,083 sq ft

**FOR SALE /  
TO RENT**



## Location

Signet Court fronts Newmarket Road (A1134) and Swann's Road, found when travelling eastbound, just before the Barnwell Bridge. The A14 is accessed via Ditton Walk (B1047) or Newmarket Road, in turn linking to the M11 and A1(M) motorways. Local bus services run in Newmarket Road and other parts of the City are easily accessible via local roads.

Signet Court is a courtyard style development of some 25 self-contained buildings, built around two attractive and quiet central landscaped areas. It is situated about 2 miles east of the historic city centre, directly opposite the former John Banks Honda garage, just before the Barnwell railway bridge.

## Description

The property comprises a self-contained three-storey office building prominently situated to the entrance of Signet Court. The property provides well presented open plan and cellular space with a reception area and disability WC facilities to the ground floor with kitchen and kitchenette facilities on the first and second floors. All of the offices benefit from comfort cooling and heating and with an intercom on the front door. The property also has the benefit of 6 allocated car parking spaces.

## Quoting Terms

The property is available for sale (freehold) or to let on lease terms to be agreed.



## Accommodation

	sq ft	sq m
Total	2,083	193.51

## Price / Rates and Charges

Price	£650,000
Rent (per annum exclusive)	£45,000
Business Rates Payable	£20,090
Estate Service Charge	On application
VAT	Applicable
EPC	B (49)

## Legal Costs

Each party to be responsible for their own costs.

## Possession

Upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

## Viewings and further information

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