



## FOR SALE (MAY LET) OFFICE PREMISES

Elstree House  
Watsons Yard  
172 High Street  
Cottenham  
Cambridge  
CB24 8RX

778 sq ft – 1,677 sq ft  
(72.28 sq m – 155.80 sq m)

- Preference for a freehold sale subject to a lease of the first floor
- Modern open-plan office accommodation over ground and first floors
- Convenient village centre location
- Vacant ground floor suite

## Location

Cottenham is a large village located approximately 7 miles north of Cambridge City Centre and 5 miles from the A14 (Jct 32) offering rapid access to the region's major road network.

The village benefits from a range of local services including a post office, co-operative supermarket and two public houses. Further amenities can be found in the neighbouring village of Histon & Impington which is served by the Cambridgeshire Guided Busway.

## Description

The property comprises a two story office premises with its own allocated car parking provision. The available accommodation comprises a vacant ground floor office suites which is available to let on a new direct lease.

A freehold sale of the entire building may also be considered, subject to a lease of the first floor.

The property comprises the following specification:

- Under-Floor Heating
- Ceiling Mounted CAT II Lighting
- Raised Floor (Carpeted) with Data Boxes
- Perimeter Trunking at Dado Level
- Kitchenette/Tea Point
- Ground Floor W.C.

## Accommodation

The property comprises the following approximate net internal areas:

	Sq Ft	Sq M
Ground Floor	778	72.28
First Floor	899	83.52
Total	1,677	155.80

## Tenancy

The first floor is subject to a tenancy which is due to end in February 2028. The passing rent is £11,580 per annum. For more information, please contact the agent.

## EPC

The property has an EPC Rating of A (25).

## Planning

The property has been used as an office falling under Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be suitable subject to obtaining any necessary planning consents. Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500.

## Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2023 with a separate assessment for each floor:

Rateable Value:

Ground Floor – £11,250

First Floor – £12,750

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department to understand more information about any potential business rate reliefs.

## Service Charge

A service charge is payable for the maintenance and upkeep of the fabric of the building, communal areas and car park. Further information available from the agents on request.

## Terms

The premises are available on a freehold basis. Please contact the agent for quoting terms.

Considerations will also be made for a new direct lease of the ground floor for a term to be agreed at a quoting rent of £12,500 per annum exclusive.

For more information on the freehold interest in the property, please contact the agent.

## Legal Costs

Each party to bear their own legal costs.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport

Tel: 01223 271 974

Email: [luke.davenport@cheffins.co.uk](mailto:luke.davenport@cheffins.co.uk)



