

OFFICE

TO LET / FOR SALE



8 Station Court, Station Road, Great Shelford, Cambridge
CB22 5NE

Eddisons

8 STATION COURT

STATION ROAD, GREAT SHELFORD, CAMBRIDGE, CB22 5NE



Agreement

To Let / For Sale



Detail

Office



Rent/Price

Rent £25,000 pa
Price £320,000



Size

90.91 sq m (979 sq ft)



Location

Cambridge, CB22 5NE



Property ID

1230207/2025B

For Viewing & All Other Enquiries Please Contact:



BEN GREEN
Director

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JOE BERRY
Surveyor

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Property

8 Station Court is a self-contained, newly refurbished office building forming part of a small office development adjacent to Great Shelford Train Station. The building offers high quality open plan accommodation over three floors and benefits from air conditioning, LED lighting, kitchen and two WCs. There are 4 allocated parking spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	35	374
First Floor	38	412
Second Floor	18	193
Total NIA	90	979

Energy Performance Certificate

The property has an EPC rating of D (88). A copy of the certificate is available on our website.

Tenure

The property is available either **To Let** by way of a new full repairing and insuring lease, for a term to be agreed, or **For Sale** (freehold).

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Cambridge
Description: Offices and Premises
Rateable Value: Ground Floor - £9,000
 First and Second Floors - £13,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Rent

£25,000 per annum exclusive.

Price

£320,000

VAT

VAT is not payable on the rent / price.

Estate Charge

There is an estate charge current running at around £3,000 pa.

Legal Costs

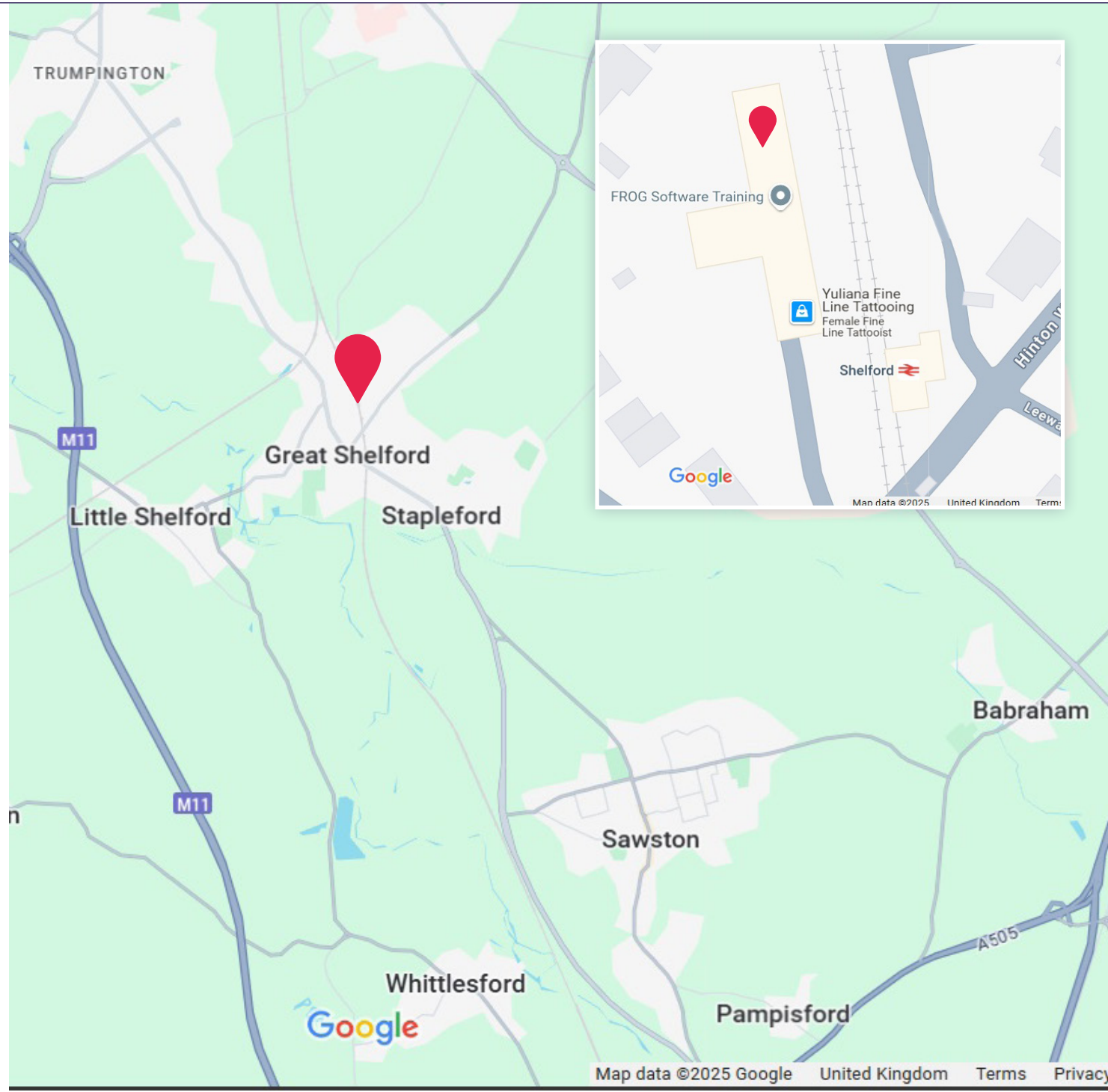
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers / tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Station Court is conveniently located just three miles south of Addenbrookes Hospital and the Biomedical Campus. Great Shelford train station is adjacent to the property and has direct links to London Liverpool Street and Cambridge. The location also offers easy access to the M11 and A11/A14. There are numerous amenities in Great Shelford village including convenience stores, a Boots, a delicatessen, pubs and restaurants.







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Plotted Scale - 1:1,079



