

OFFICE OPPORTUNITY – FOR SALE OR TO LET



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Telford House, Fulbourn, Cambridge, CB21 5HB

964.8 Sq M (10,385 Sq Ft)

- Generous private car parking
- Sits on a site of approximately 1.15 acres
- Extensive village amenities nearby
- Detached period office building
- Vacant possession from summer 2019
- Good transport links

savills.co.uk
01223 347000

Unex House
132-134 Hills Road
Cambridge
CB2 8PA



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LOCATION

The property is located in the village of Fulbourn, approximately 4 miles south east of Cambridge city, with close transport links to the A14, A11 and M11.

The village of Fulbourn benefits from regular bus services and good amenities including a convenience store, post office, pub, butcher, grocers etc., within walking distance of the property.

DESCRIPTION

Telford House is a detached office building on a site of approximately 1.15 acres, offering circa 52 car parking spaces or more when double parked.

The building was originally a former water pumping station and still retains many of the original features having been converted to an office use in the early 1990s.

The property offers office accommodation split over 5 floors, with WC and shower facilities. The property is currently fitted to the tenant's required specification.

ACCOMMODATION

Areas supplied by the vendor, calculate the building to accommodate the below on a Net Internal Area being:

Floor	Description	Sq M	Sq Ft
Lower Ground	Offices	262.18	2,822
Ground Floor	Offices	275.27	2,963
First Floor	Offices	271.83	2,926
Second Floor	Offices	91.60	986
Third Floor	Offices	63.92	688
TOTAL		964.80	10,385

AMENITIES

- Imposing reception area
- Disabled WC, WCs and shower
- Period features
- Suspended ceilings in part
- Comfort cooling in part
- Gas central heating
- Extensive landscaped grounds and parking

TERMS

The property is available by way of a freehold sale. Price available upon application.

A copy of the land registry title plan and register is available upon request.

Alternatively the property could also be offered to lease, on a fully repairing an insuring basis for a term to be agreed. Further details available upon request.

EPC

The property is assessed at C(76).

A copy of the EPC register and report can be made available upon request.

BUSINESS RATES

He property is currently subject to two assessments with part attracting a Rateable Value of £59,500 and part £133,000. We advise that any prospective purchaser contacts South Cambridgeshire DC to clarify any queries.

SERVICES

We understand that all mains services are available to the property but there and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective purchasers must satisfy themselves as their condition.

LEGAL COSTS

Each party to bear their own legal costs in any proposed transaction.

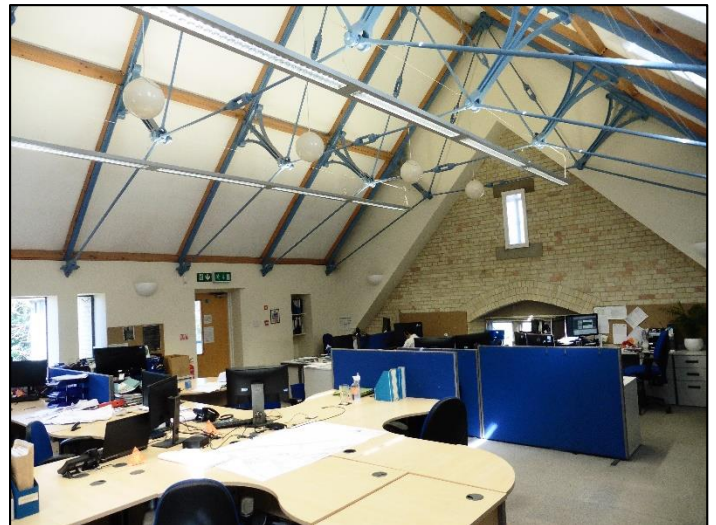
VAT

VAT is applicable to the sale price / rent.

VIEWING

Strictly by appointment with sole agent Savills.

William Clarke wclarke@savills.com 01223 347 294
Rupert Dando rupert.dando@savills.com 01223 347 037

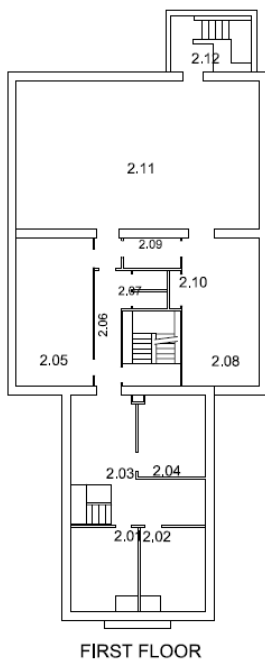
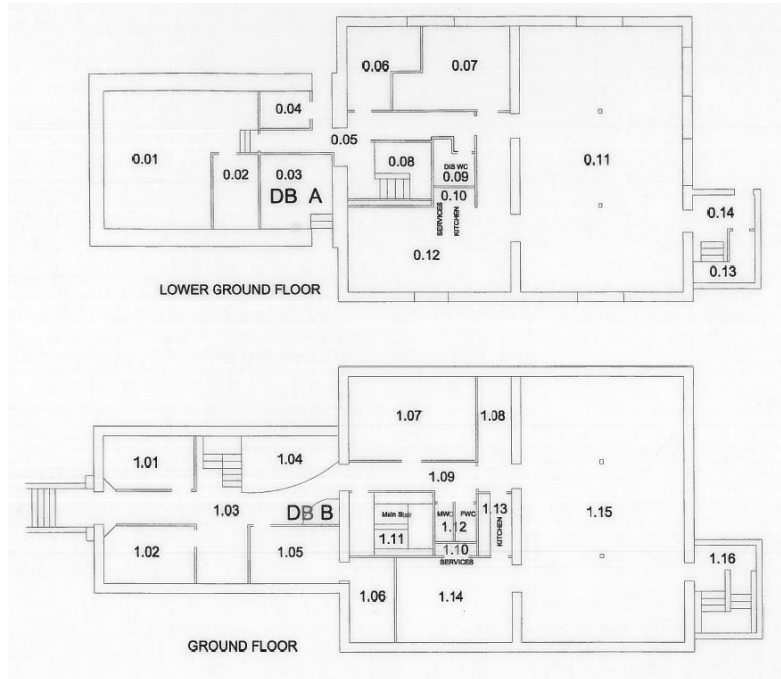


IMPORTANT NOTICE

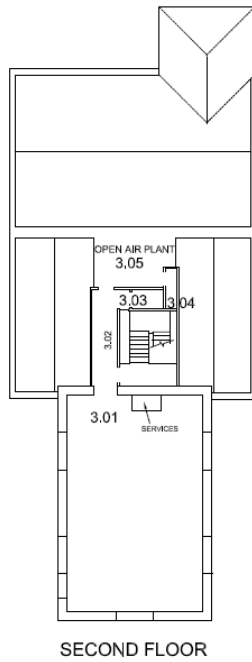
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2. Any areas, measurements or distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services or facilities.
3. Purchasers must satisfy themselves by inspection or otherwise.
4. Figures quoted in these particulars may be subject to VAT in addition.

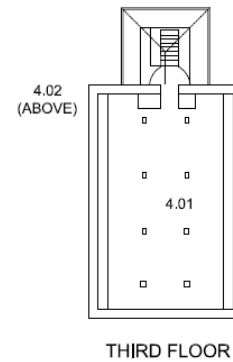
FLOORPLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

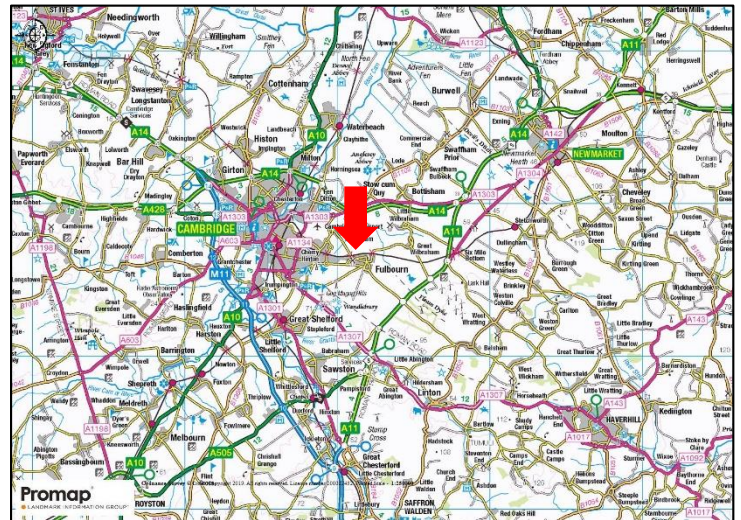
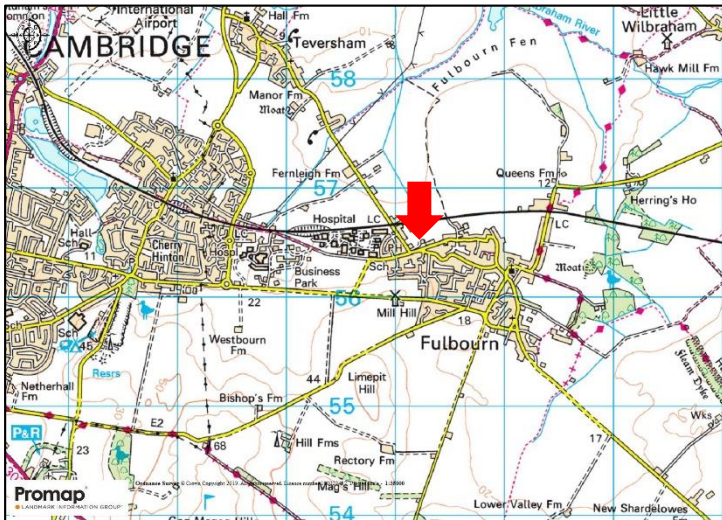
Indicative Plans – Not to Scale

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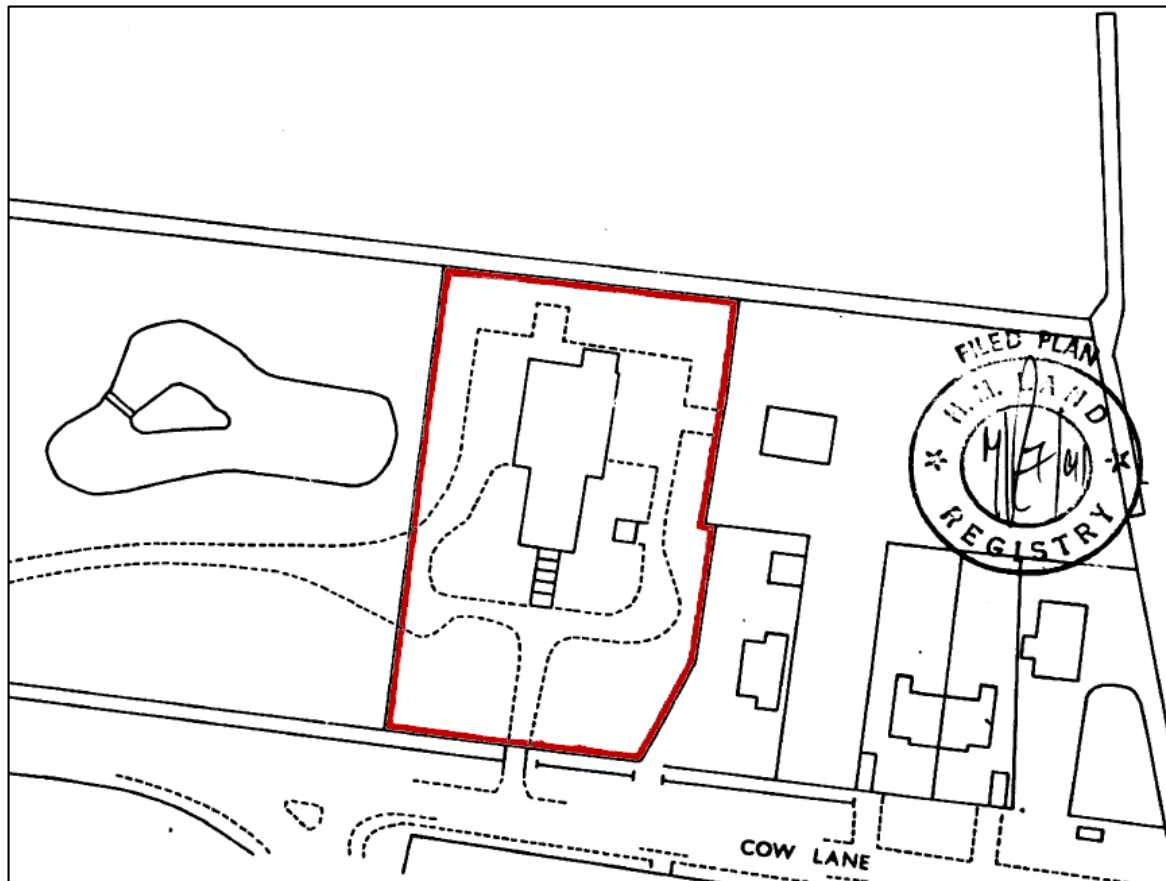
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LOCATION MAPS



LAND REGISTRY TITLE PLAN



Indicative Only – Not to Scale

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