

TO LET OFFICES

UNIT 2, BARTON COURT

Comberton, Cambridge, CB23 7BU

2,346 sq ft (217.94 sq m)



Key Highlights

- Open plan modern space
- Good parking levels
- Ideal access to M11 and Cambridge
- Available now

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[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow rectangular background.



Location

Barton Court, Comberton is located 3 miles to the west of Cambridge, between the villages of Comberton and Barton just off the B1046 providing easy access to Cambridge and junction 12 of the M11.

The location is therefore ideal for access to the regional road network, Cambridge city centre and also the excellent local amenities (grocer, post office, pubs/restaurants) within both Comberton and Barton. The building benefits from a Cambridge telephone number and postcode, and as an out of town location Barton Court avoids the traffic congestion of the city and provides generous parking.

Cambridge station provides mainline access to both London Kings Cross (48 minutes) and Liverpool Street (1 hour 15 minutes). The Newmarket Road Park & Ride is also located approximately 1.3 miles away.

Description

Barton Court is a development of two adjoining self-contained office / R&D suites of single storey, finished to the highest standards.

The suite would be suitable for a wide range of occupiers. The accommodation benefits from common WCs and shower facilities, as well as various entrances into the suite.

Accommodation

The property has been measured on a Net Internal Basis. All figures are provided by the Landlord and quoted for guidance purposes only.

	SQ FT	SQ M
Ground Floor	2,346	217.94

Amenities

- Attractive main reception area
- Highly specified WC facilities
- Shower
- Air-conditioning
- Perimeter compartment trunking
- 10 parking spaces
- Additional informal parking may be available

Lease Terms

The suite is available on an effectively fully repairing and insuring lease. The lease is to be excluded from the provisions of the Landlord & Tenant Act 1954 Part II. Full details and quoting terms are available upon application.

Service Charge

A maintenance charge is charged in addition to cover the landscape maintenance, refuse collection, external lightings and a contribution towards maintaining and providing central heating and communal facilities. Further details upon request.

Business Rates

The Valuation Office website states the rateable value under the 2017 Ratings list to be £33,750. The current Uniform Business rate multiplier for 2022/23 is 0.512 pence in the pound.

All interested parties are advised to make their own independent enquiries in order to satisfy themselves as to the rating assessment.

EPC

The property has been assessed as a B(29). Please contact the agent for a copy.

Services

We understand that all mains services are available to the property but these 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 tenants must satisfy themselves as to their condition.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment with Savills.

Contact

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