

# 3-4 Oakington Business Park

OAKINGTON, CAMBRIDGE, CB24 3DQ

Offices To Let - 2,447 sq ft (227 sq m)



savills

## KEY HIGHLIGHTS

- High grade unfurnished offices within a self-contained barn conversion in rural setting
- Open plan office space, fitted with meeting rooms and kitchen facilities
- A2A ASHP comfort cooling and heating
- 12 allocated car parking spaces, additional visitor parking spaces and bicycle parking racks
- 5.67kWp Solar PV panels fitted to main roof
- Fibre to the Premises: 1Gbit/s broadband
- Security & fire alarms with monitoring facility



## DESCRIPTION

3-4 Oakington Business Park comprises a self-contained two storey office building, which is configured to provide open-plan office accommodation on each floor with fitted kitchen and meeting rooms at ground floor. The front meeting room can be configured as a reception area.

The building provides the following:

- Two open plan offices
- Three meeting rooms
- Separate server room (with dedicated A/C)
- Fitted kitchen facilities
- Two WC's (one disabled) both with heaters
- Optional side door access near front meeting room
- 12 allocated car parking spaces
- Additional visitor parking spaces
- Bicycle parking racks
- 5.67kWp Solar PV panels fitted to main roof
- Fibre to the Premises: 1Gbit/s broadband
- Security & fire alarms with monitoring facility
- Daikin ASHP comfort cooling & heating

## ACCOMMODATION

The building has been measured on a Net Internal Basis.

Floor	sq ft	sq m
Ground	1,725	160
First	722	67
<b>Total</b>	<b>2,447</b>	<b>227</b>

## LEASE TERMS

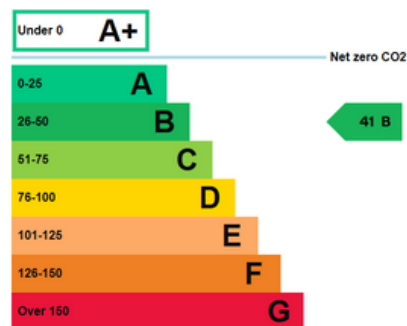
The property is available to let by way of a new lease on effectively internal repairing and insuring terms to be agreed. Full details of quoting terms are available upon request, please contact the agents for further details.

## BUSINESS RATES

The Valuation Office website assessment states that the building has a Rateable Value of £35,500 under the 2023 Rating List. Occupiers are encouraged to verify Rates Payable with Cambridge City Council. The UBR for 2025/26 is 0.555.

## EPC

The building has an EPC rating of B41.



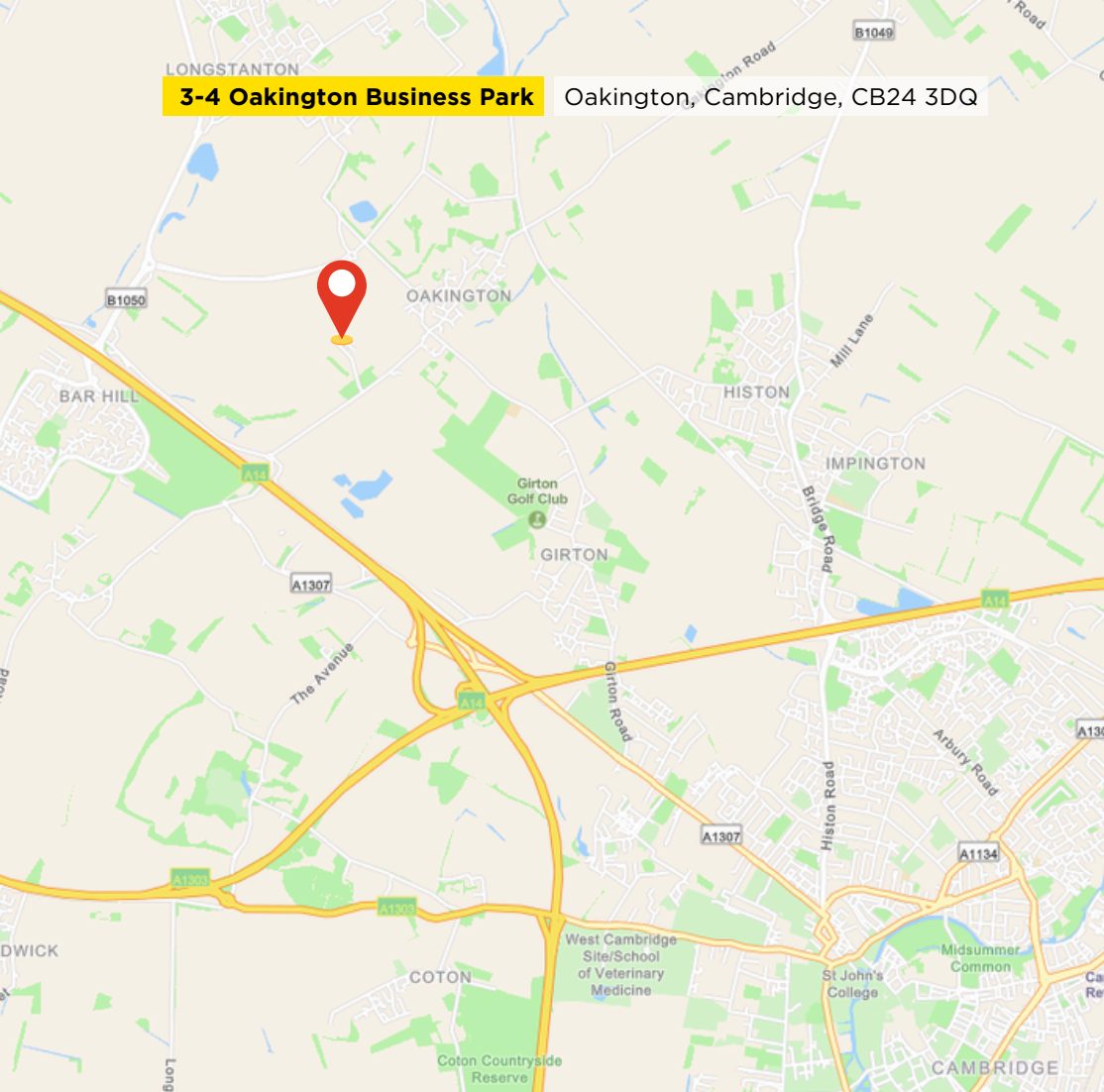
## SERVICES

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.



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Designed and produced by Savills Marketing: 020 7499 8644 | 28.01.2026

## LOCATION

Oakington Business Park is located to the north of Cambridge, nearby Junction 25 of the A14, with direct links to the A1 and M11. There is a regular bus service (Stagecoach route 6) running between Cambridge and Oakington.

Amenities nearby include Olive Tree Cafe, The White Horse Pub and Tesco Superstore located in Bar Hill.

## LEGAL COSTS

Each party to bear their own legal and professional fees.

## VAT

Prices quoted are exclusive of VAT and all other outgoings.

## VIEWING

Strictly by appointment only with sole agent Savills.

## CONTACT

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