



TO LET

Office/R&D Premises

The Plough Suite, Glebe Farm Campus, Bourn Road, Knapwell, CB23 4GG

Enquiries Invited From 35 sq m (380 sq ft) to 122 sq m (1,309 sq ft)

Planning Permission Exists to Extend the Suite

Generous Levels of Dedicated Car Parking

Converted Farm Building in Pleasant Rural Environment Overlooking Unspoilt Countryside

CAT II Lighting and Intruder Alarm

Approx. 1 Mile from A428 : Cambridge - 7 Miles : St Neots/A1 - 7 Miles : Cambourne - 3 Miles

For more information please contact Felicity Paddick
Tel: **01480 213811** or email: **fpaddick@barfords.co.uk**

Location

Knapwell is a small village located approx one mile from the A428 dual carriageway linking Cambridge to the Caxton Gibbet roundabout. Cambridge is approx. 7 miles to the east and the business centre of Cambourne is approx. 3 miles distant. St Neots is 7 miles to the west.

The Property

Situated on the southern outskirts of Knapwell, the property comprises former farm buildings converted and refurbished to form an attractive cluster of rural offices which meet the needs of modern businesses.

The Plough Suite features vaulted ceilings and provides generous levels of natural light. Facilities include CAT II lighting, electric heating, carpets and blinds as fitted, wc's and tea station.

There is planning permission to extend the suite to provide an area of 121.7 sq m (1,309 sq ft). The extension is as shown edged blue on the Site Plan.

The complex also benefits from improved security following the installation of CCTV.

Externally, six car parking spaces are available together with the use of visitor spaces.

Permitted Use

Offices (B1) and appropriate R & D uses.

Schedule of Accommodation

The offices are available as a whole or individual rooms as set out below. The extension could be constructed in around three months.

Plough Suite

Office 1	35.4 sq m	(380 sq ft)
Office 2	41.6 sq m	(448 sq ft)
Total Existing	77.0 sq m	(828 sq ft)
Extension	44.6 sq m	(480 sq ft)
Total Max	121.6 sq m	(1,309 sq ft)

Service Charge

The Lessee will be required to contribute towards the apportioned costs of building insurance; external maintenance and repairs; landscaping; metered water supply; maintenance, cleaning and repair of internal common areas and services (as appropriate) and associated management.

Lease

The suite is offered on a new internal repairing and insuring lease on terms to be agreed.

Guide Rent

Office 1: **£4,950 pa**

Office 2: **£5,750 pa**

For the whole: **£10,500 pa**

To include the extension: **£15,950 pa**

Exclusive subject to VAT and payable quarterly in advance by Bankers' Standing Order.

Rates

2010 Rateable Value: £9,300 (for the whole)

2016/2017 Rate Poundage 48.4p/£

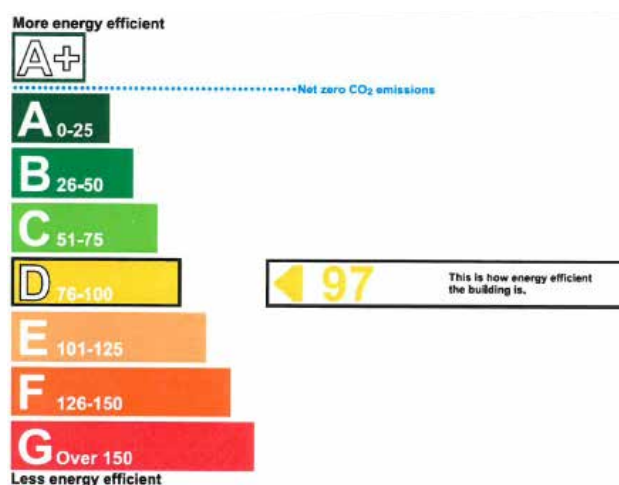
(Note: Transitional Relief/Charge may apply)

In the event of a letting of individual suites, an application will be made to the Valuation Office Agency to subdivide the hereditament.

Viewing

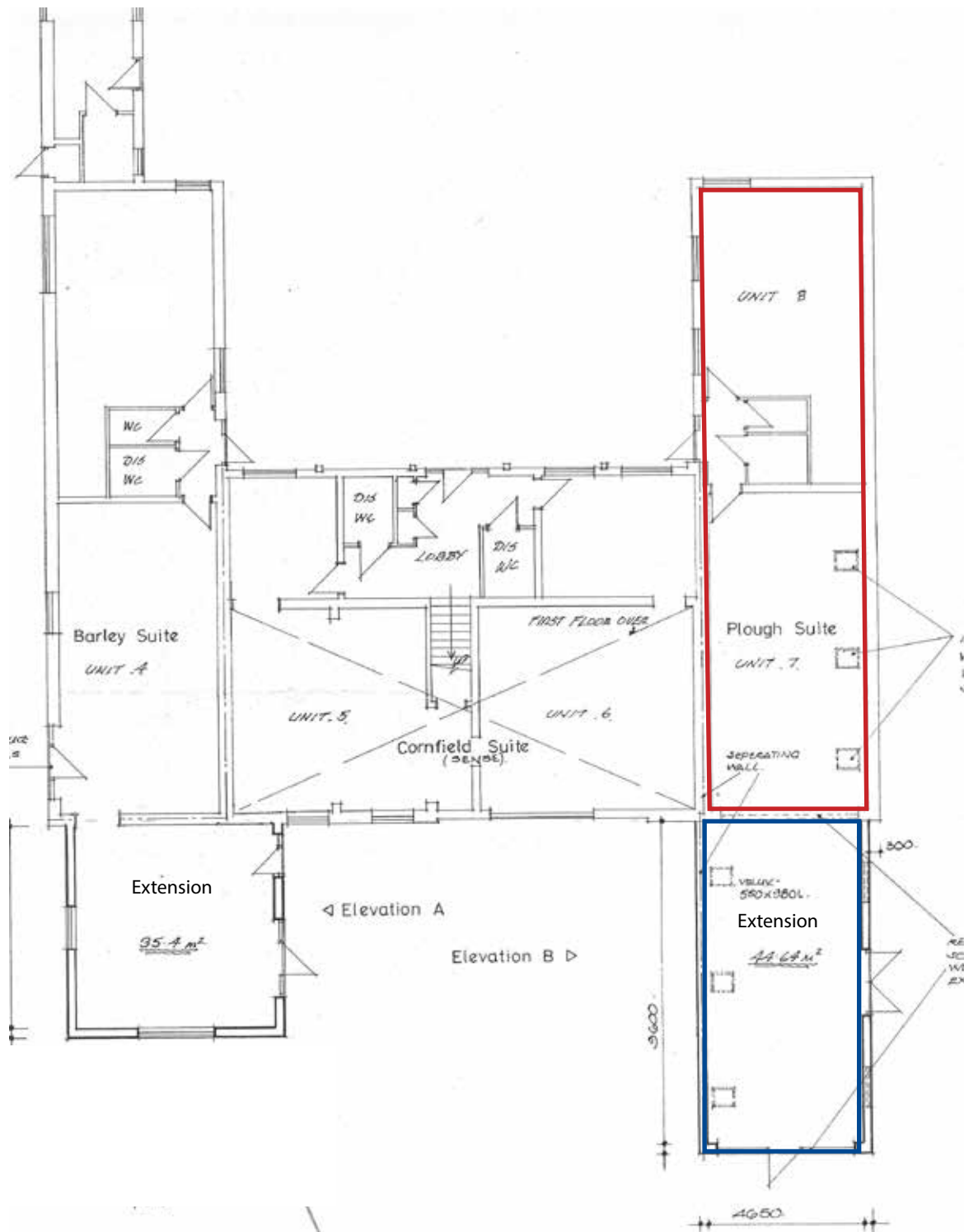
By appointment through the Sole Agents **Barford + Co** on **01480 213811**.

EPC

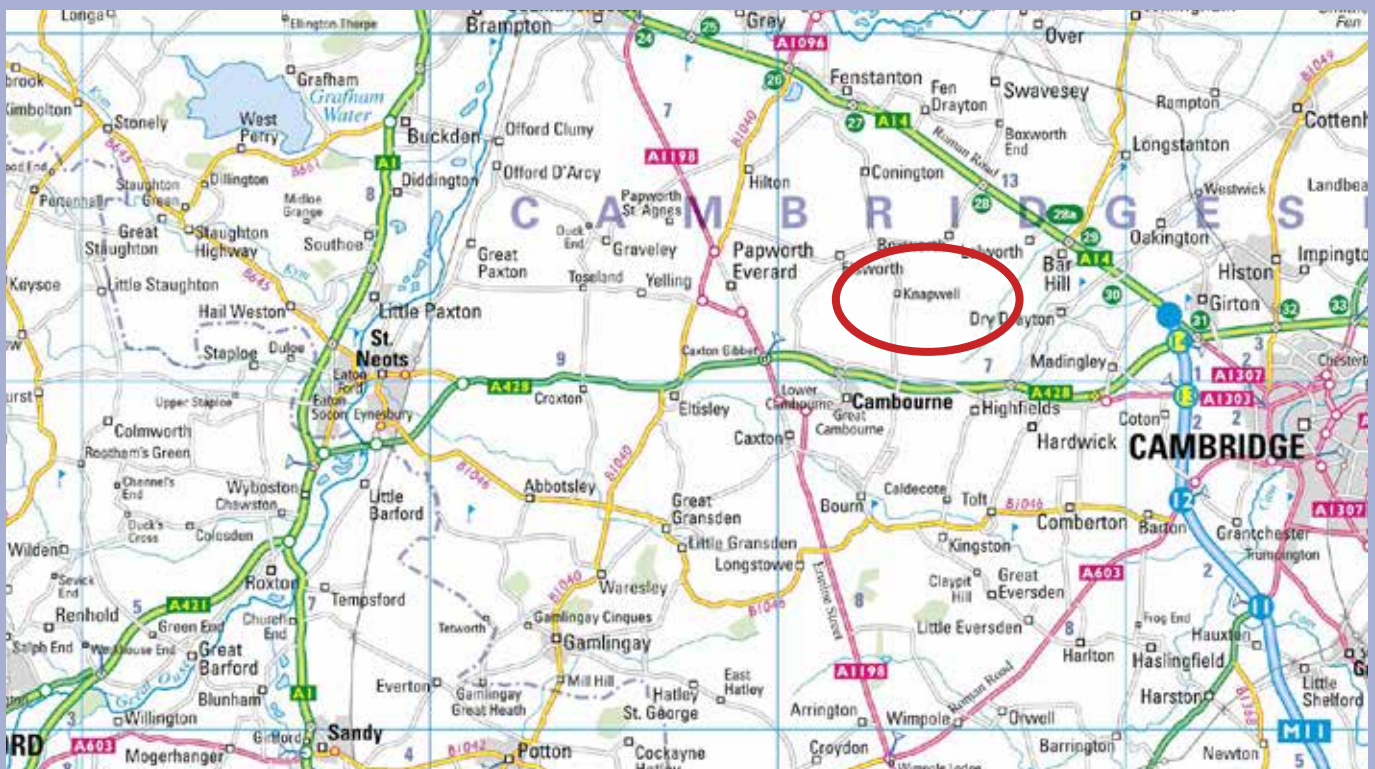
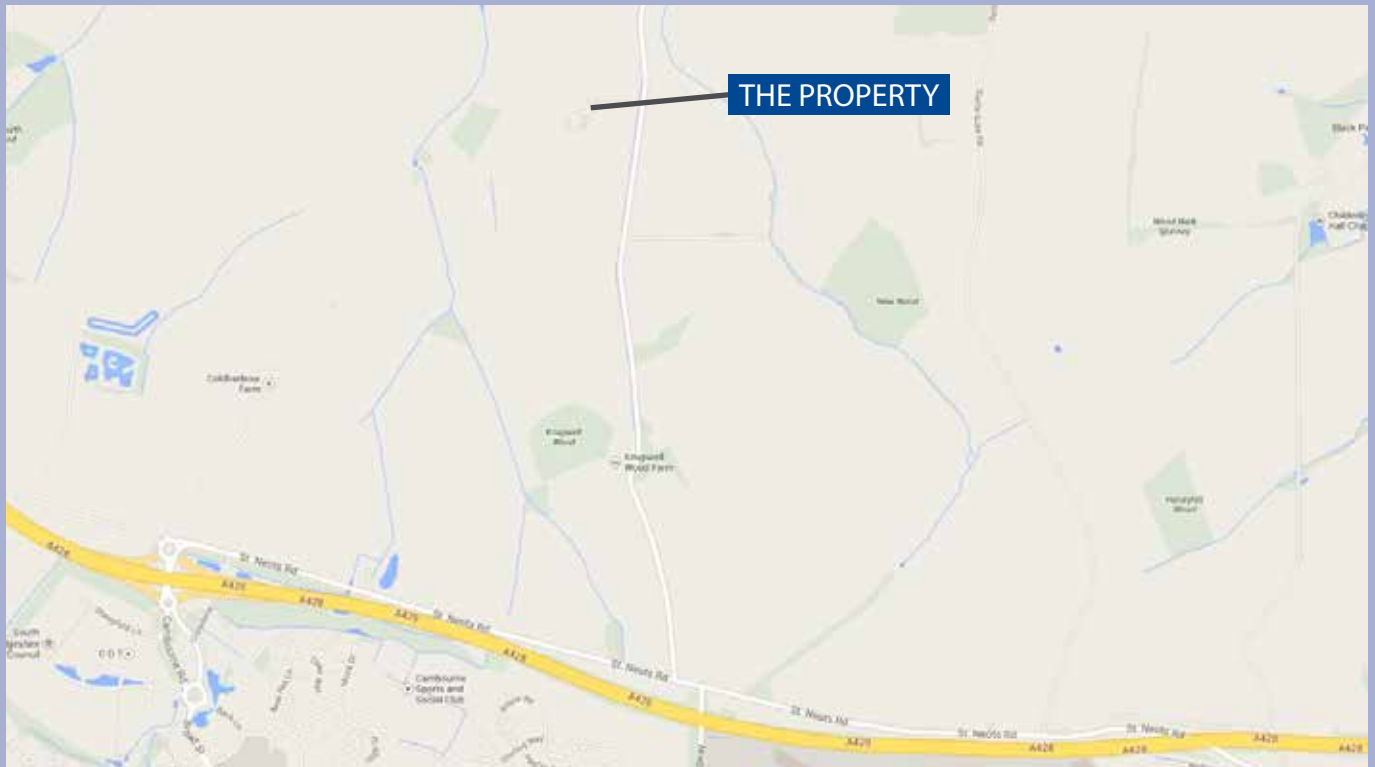


NOTE:

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Site Plan : Plough Suite, Glebe Farm Campus, Knapwell, Cambridge, CB3 8NR
Ref: S-810A



Location Plan : Plough Suite, Glebe Farm Campus, Knapwell, Cambridge, CB3 8NR
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