

# OFFICES TO LET

**BARKER STOREY  
MATTHEWS**

bsm.uk.com

**01223 467155**



**Unit 1A, Solopark Trading Estate,  
Station Road, Pampisford, Cambridgeshire, CB22 3HB**

**Rent: from £3,737 pa**

**Size: 249 sq ft (23 sq m)**

- Modern office suite in multi-let building
- Low business rates
- Air conditioning
- Excellent access to A11, A505 & M11
- BT Fast Speed line available
- Ample car parking

Voted by the Estates Gazette 'Most Active Agent in the East of England 2013 to 2018'



Bury St Edmunds



Cambridge



Huntingdon



Peterborough

## LOCATION

The property is located on the popular Solopark Trading Estate, approximately 10 miles south of Cambridge, between the A505 and A11 trunk roads. The nearest mainline rail station is at Whittlesford (approximately 3 miles distant) with direct services to London Liverpool Street within 60 minutes. Bus services run through the village of Pampisford between Saffron Walden and Cambridge.

## DESCRIPTION

Unit 1A offers a number of modern office suites arranged over ground and first floors to include ample power points and data cabling, suspended ceiling, air conditioning and use of shared kitchen and toilet facilities. BT Fast Speed internet is available at a cost of £45 plus VAT per calendar month.

The subject suite (Office 11) is situated on the first floor.

## AVAILABLE OFFICE

Office 11: 23.15 sq m (249 sq ft)  
**Total NIA: 23.15 sq m (249 sq ft)**

All measurements are approximate net internal.

## SERVICES

Mains drainage, electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

## BUSINESS RATES

The Rateable Value of the property is:

Office 11: £2,950

The office qualifies for small business rates relief. Because the RVs fall below £12,000, we can confirm that there will be no rates payable during 2019/20 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses rates will normally be charged at 49.1p in the pound. Interested parties are advised to make their own enquiries directly with the local council.

## LEASE

The offices are available on a new internal repairing and insuring lease for a flexible lease term by negotiation.

## LEGAL COSTS

The tenant is required to pay the Landlord's Solicitor a Lease Processing Fee in the sum of £500 + VAT.

## EPC

This property has an EPC of C (60). A copy of the EPC is available on our website.

## RENT

Option 1: 3 year lease with rolling break after 1 year = £3,737 per annum

Option 2: 1 year lease with rolling break after 3 months = £4,111 per annum

The above rents are inclusive of services.

## DEPOSIT

The tenant to pay a deposit of £500 + VAT.

## VAT

We understand that VAT will be charged on the rent.

## VIEWING

Strictly by appointment with the sole agents:-

**Barker Storey Matthews**  
Pound Hill House Pound Hill,  
Cambridge CB3 0AE

Contact: **Ben Green**

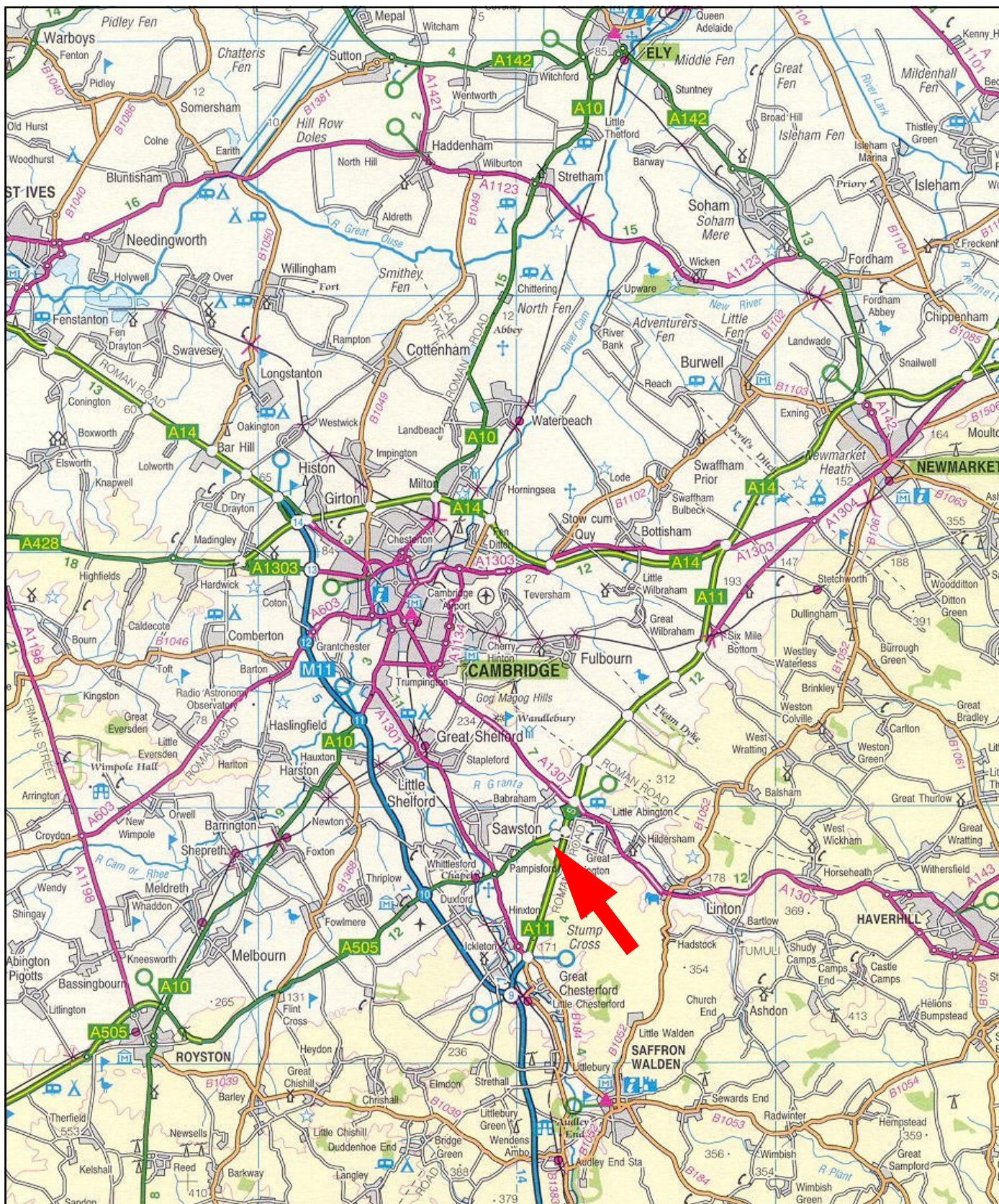
**ben.green@eddisons.com**

**(01223) 467155**

Ref: BG/821.112824 191121

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: [www.ipmsc.org/standards/office](http://www.ipmsc.org/standards/office)





# ORDNANCE SURVEY PLAN

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