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CHEFFINS



Building and Office at Park Farm

West Wrattling, Near Cambridge, CB21 5LT

TO LET – £100,000 PER ANNUM

- Available as a whole or in two lots
- 14,000 sqft agricultural building
- Potential for a range of uses (subject to planning)
- 2,133 sqft Office
- Flexible Lease Terms
- 10% Deposit

Location

The property is situated on the southern edge of the village of West Wratting, Cambridgeshire. West Wratting is a village located approximately 12 kilometres (7 miles) south of Newmarket and 15 kilometres (9 miles) south-east of the city of Cambridge. The property benefits from close proximity to the A11, providing good road connections to Cambridge, Newmarket and the wider regional motorway network.

Description

An agricultural building extending to approximately 14,000 square feet (1,300.63 square metres) and a two storey office extending to approximately 2,133 square feet (198.20 square metres) are offered for let as a whole or in two lots.

Building 1

An agricultural building extending to approximately 14,000 square feet (1,300.63 square metres) situated within a shared concrete yard providing parking, loading and turning space and benefitting from a secure gated entrance.

The building is constructed of a steel portal frame with steel grain walling, pvc coated box profile steel sheet cladding to the walls under a corrugated fibre cement sheet roof. The majority of the building is equipped with a ventilated drying floor and the remainder of the floor is a concrete floor.

The building has solar panels installed on the southern face of the roof and there is a weighbridge to the side of the building.

Office

Self-contained office extending to approximately 2,133 square feet (198.20 square metres) equipped with accommodation over two floors. The ground floor comprises a kitchen, WC's, entrance hall and an office space and the first floor comprises a two separate offices.

The office space is in need of some refurbishment and an incoming tenant would be responsible for any improvement works which they wish to make subject to approval from the landlord.

Planning

The building has previously been used for agricultural purposes but has potential for a range of uses subject to planning.

The office has planning permission for office use under planning ref: S/1951/86.

It will be the responsibility of an incoming tenant to obtain the necessary planning consent for their proposed use.

Business rates

The property has not yet been assessed for Business Rates and it will be the responsibility of an incoming tenant to arrange for the necessary assessment to be carried out and pay any Business Rates.

Service Charge

No service charge will be payable.

EPC

The agricultural building is exempt from the requirements of an EPC.

The office space currently does not have an Energy Performance Certificate and any incoming tenant would be responsible for obtaining a valid EPC.

Terms

The property is available as a whole or in two lots by way of a new direct lease on FRI terms at a rent of £100,000 per annum for the whole exclusive of VAT and other outgoings.

As the office space requires renovation any incoming tenant would be granted a rent free period by negotiation with the letting agent.

A 10% deposit would be payable on the commencement of the lease.

Legal Costs

Each party to bear their own legal and professional fees.

Viewings and Further Information

Strictly through the sole letting agent, Cheffins.

Andrew Amey

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Tel: 01353 654919

Council

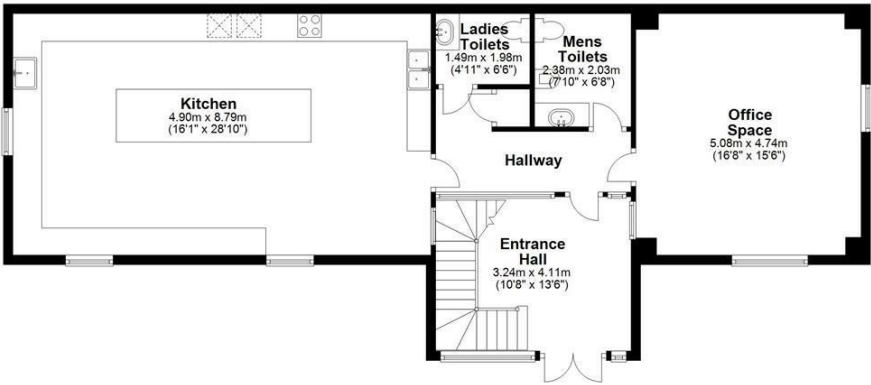
South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.



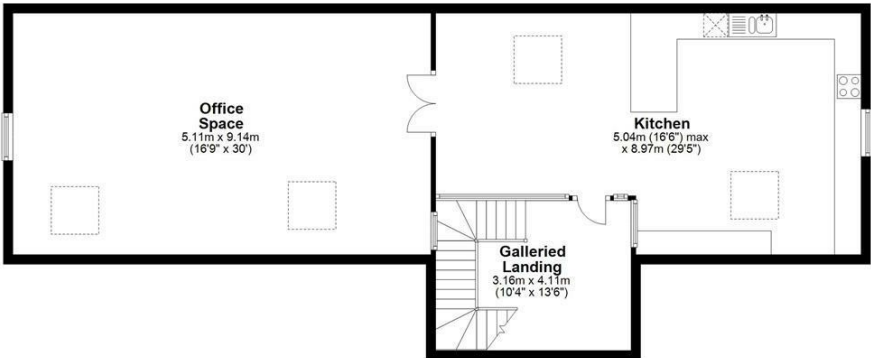
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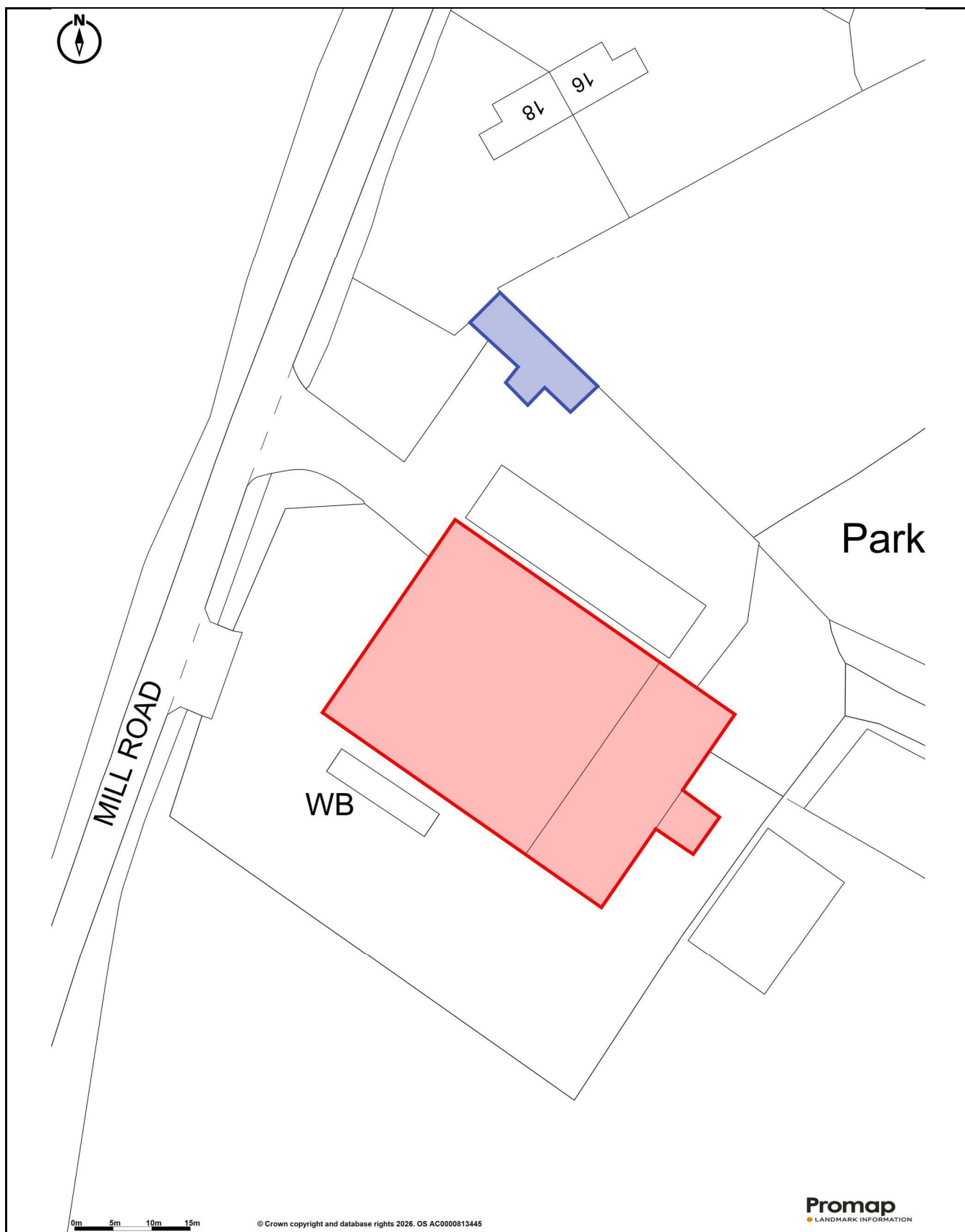
Ground Floor
Approx. 97.2 sq. metres (1046.1 sq. feet)



First Floor
Approx. 101.0 sq. metres (1087.0 sq. feet)



Total area: approx. 198.2 sq. metres (2133.1 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.



This Plan is Published for Identification Purposes Only

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