

OFFICE SUITE - TO LET

Unit 2 Oakington Business Park
Dry Drayton Road
Oakington
CB24 3DQ

Total 1185.71 sq ft
110.16 sq m

- Modern self-contained ground floor office with kitchen and WC
- Newly decorated
- Close proximity to A14
- 7 car parking spaces
- Quoting rent of £29,830 pax equating to £25.15 per sq. ft.
- Available by way of an assignment until April 2027 or on new lease terms to be agreed.



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LOCATION

Oakington Business Park is located northwest of Cambridge, just off Drayton Road.

The A14 is located just 2 miles west, providing good access to Cambridge and surrounding towns like Huntingdon and St Ives, with drive times to Cambridge of around 25 minutes and 20 minutes to Huntingdon.

DESCRIPTION

Unit 2 is an attractive and light self-contained office with two toilets, one being a disabled toilet, and a kitchenette.

Specification also includes:

- Perimeter trunking
- Air conditioning
- Dishwasher
- Parking
- Carpet throughout

There are two rooms to the rear of the office which could be converted to one room subject to the tenants' requirements.

ACCOMMODATION

Accommodation	Sq ft	Sq m
Unit 2	1185.71	110.16

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

BUSINESS RATES

2023/24 Rateable Value: £20,750

Rates payable: £10,354.25 per annum

Interested parties are advised to confirm the rateable value by contacting the Local Authority directly.

TENURE

Available by way of an assignment with a lease expiry on 11th April 2027. A copy of the lease is available on request.

Alternatively, a new lease is available on new terms to be agreed, subject to Landlord approval.

RENT

£29,830 per annum

SERVICE CHARGE

A service charge is payable. Please contact the agents for more details.

VAT

We understand VAT is payable on the rent.

EPC

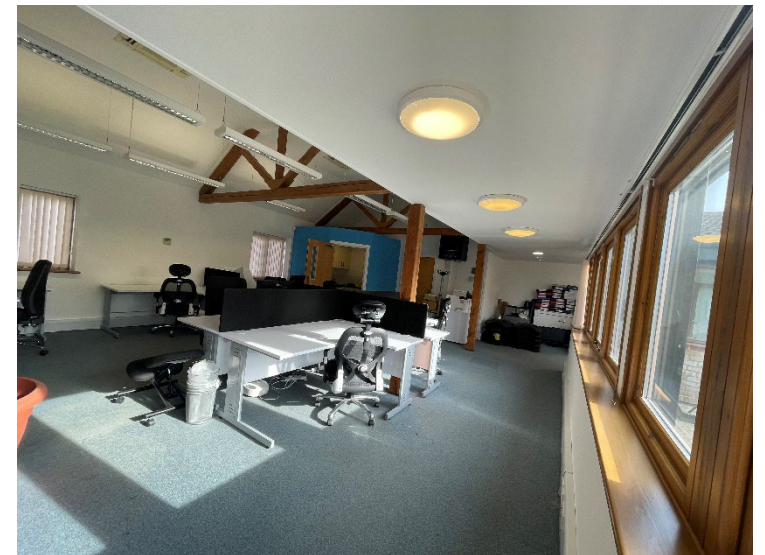
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ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

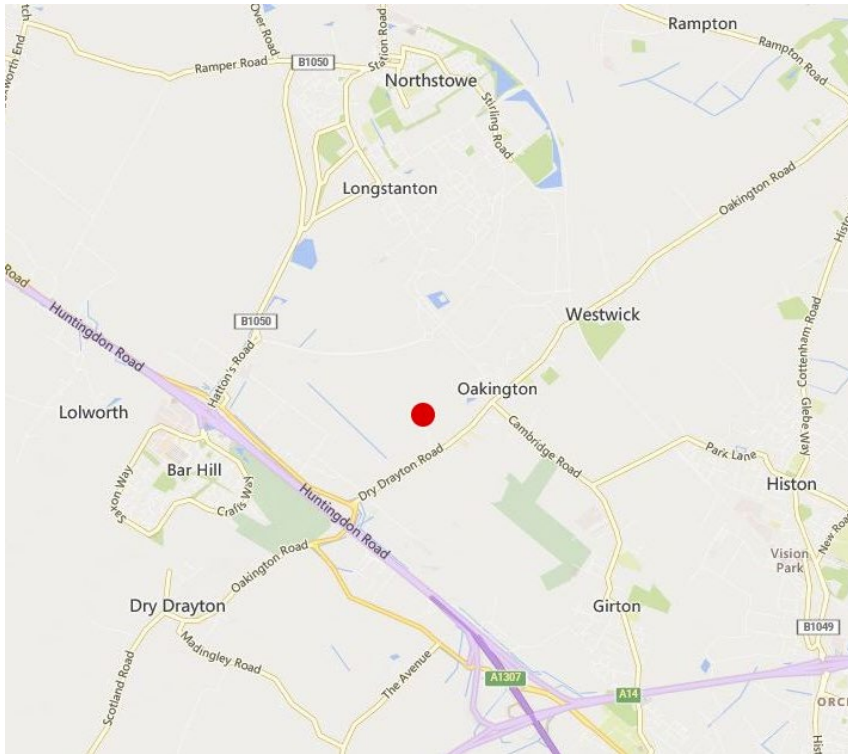
VIEWING

Strictly by appointment with agents.



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LOCATION MAP



IMPORTANT INFORMATION

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