

OFFICE SPACE - TO LET / FOR SALE

Cambridge House
Barrington Road
Shepreth
Royston
SG8 6QB

2,837 sq ft
263.54 sq m

- Rare freehold opportunity
 - Available for freehold or leasehold
 - 9 miles south of Cambridge city centre
 - Adjacent to train station
 - Good car parking provisions
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Carter Jonas

LOCATION

Shepreth is a South Cambridgeshire village approximately 9 miles south of Cambridge and 6 miles north of Royston.

The Property is on the northern side of the village and adjacent to the train station which has a regular service to Cambridge and London.

DESCRIPTION

The property is a two storey brick and block built office with 18 car parking spaces. The property is relatively open plan but has been sub divided in part into smaller meeting rooms and offices.

On the first floor there are male and female toilets and fully fitted kitchen. The property is heated by radiators with air cooling conditioning throughout.

ACCOMMODATION

Ground Floor- 1472 sq ft (136.54 SQM)

First Floor- 1365 sq ft (127 SQM)

Total- 2,837 sq ft (263.54 SQM)

SALE PRICE / RENT

Freehold: Guide price of £600,000.

Leasehold: £40,000 per annum exclusive.

BUSINESS RATES

Rateable value: £38,250 (2023/24)

Estimated rates payable: £19,100 (2023/24)

TERMS

The property is available by way of a new FRI lease with terms to be agreed or via freehold sale with vacant possession.

EPC

The Property has an EPC rating of B (48)

LEGAL COSTS

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

VAT

We understand VAT is payable on the rent.

ANTI-MONEY LAUNDERING

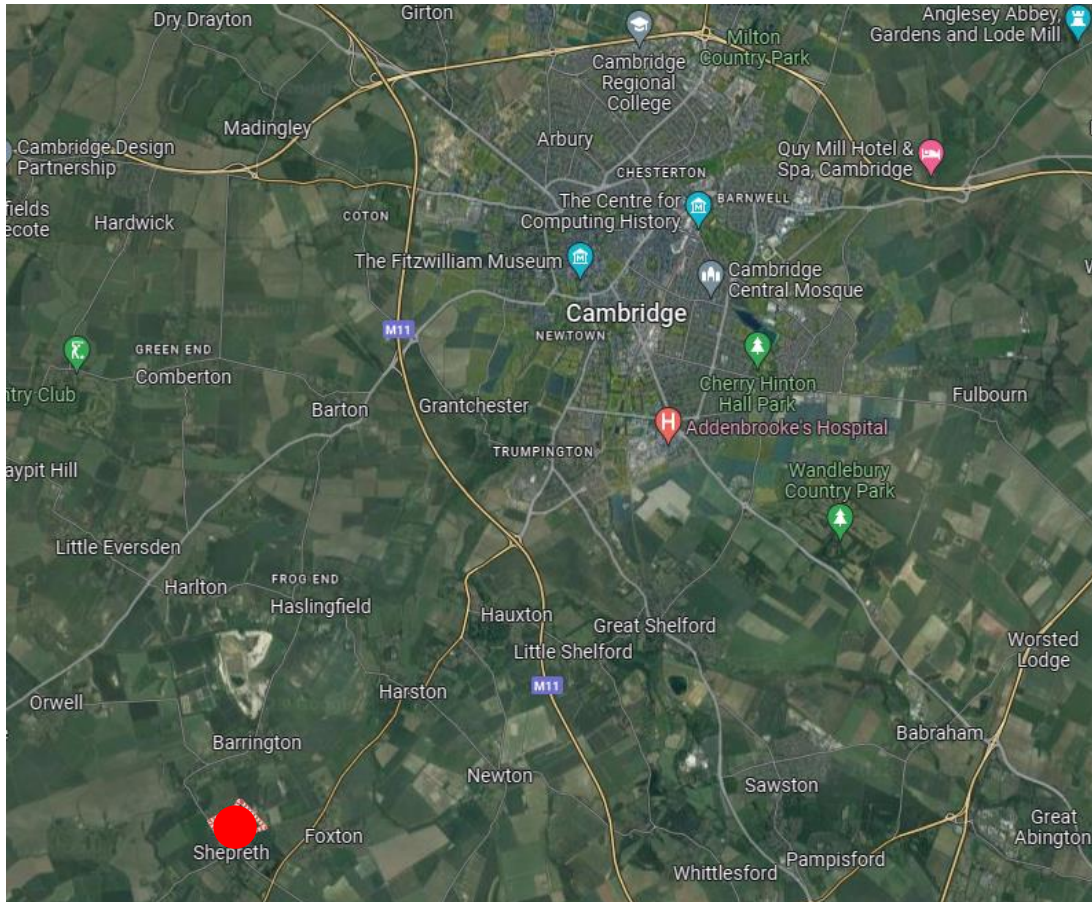
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

VIEWING

Strictly by appointment with agents.



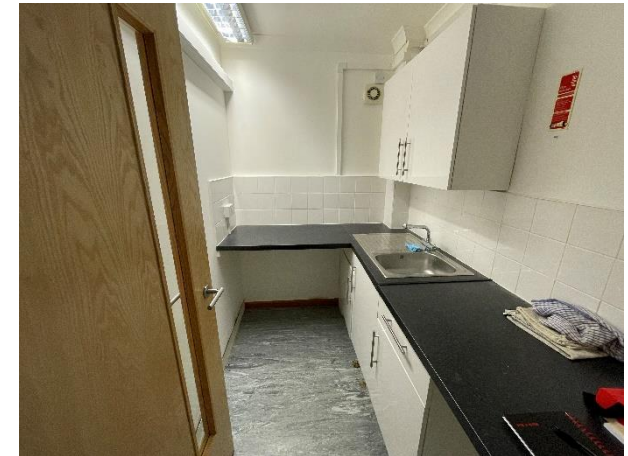
LOCATION MAP



Source: Google Maps (2023)

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. March 2023



CONTACT

Charles Clark
07780 667063 / 01223 326828
Charles.clark@carterjonas.co.uk

Callum Middleton
07977 915782 / 01223 326817
Callum.Middleton@carterjonas.co.uk

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