



For Sale/To Let

**Ground and First Floor Offices
For Sale as a whole/
To Let as a whole or in two parts**

**42/44 High Street
Milton, Cambridge
CB24 6DF**

- Bright, flexible offices
- Range of offices/meeting rooms on two floors
- 19 parking spaces; garden area
- Upgraded to include air con, full LED lighting, EV charging points, showers
- Convenient links to Cambridge, the A14 and A10
- Close to Cambridge Science Park
- Excellent village location, close to shops, inc Tesco
- Cycle paths to Cambridge



LOCATION

Milton is approximately 3 miles north of Cambridge and just half a mile from the A14/A10 junction. The newly upgraded A14 provides easy access to East Anglia, the East Coast Ports and the Midlands; the A10 leads to Ely. The property fronts the High Street in Milton which has amenities including a post office, pubs, local shops etc. A Tesco supermarket is within half a mile of the property, as is Milton Country Park.

DESCRIPTION

This property offers flexible, high quality accommodation, with a range of open plan and private offices and meeting rooms. LED lights, showers, air con and EVCPs have been installed. No 42 on the right hand side of the archway is a double fronted Victorian building extended into a modern conference/meeting room at ground floor. It has a large loft for storage. No 44 on the left was constructed in 1999. Access is at the rear with two offices on the ground floor. The first floor has a large open plan office and a smaller office. There are showers and kitchen areas in both buildings. The car park with space for 19 cars is to the rear of the building accessed through the archway off the High Street. There is cycle parking and a garden area with seating.

AREAS Net Internal Area

	No 42	No 44
Ground Floor	1097sf	600sf
First Floor	775sf	1344sf
Total Area	1872sf	1944sf
TOTAL	3,816sf	

PLANNING

We understand the property has office/R&D use (formerly B1a/new use class E).

TERMS

For Sale—the property is available for **£1.4million + vat** to include an income of £12,000pa + vat from two GF offices at No 44 occupied until 31 October 2024 by EACH.

To Let—No 42 is available to rent via a new FRI five year lease at a rent of **£45,000pa + vat**. No 44 is available to rent via a new FRI five year lease at a rent of **£50,000pa + vat**.

RATEABLE VALUE

VOA website states that 42 and First Floor 44 High Street, has a rateable value assessment of **£45,250**. Ground Floor of 44 High Street has a rateable value of **£13,750**. Please make your own enquiries at www.voa.gov.uk; estimated annual rates bill for the whole property for 2021, therefore, is c£29,500pa.

LEGALS

In the event of a lease, each party to be responsible for their own legal fees.

EPC

The Energy Performance Rating for No 42 is band D and for No 44 is band E. To be reassessed after upgrade works.

VIEWINGS

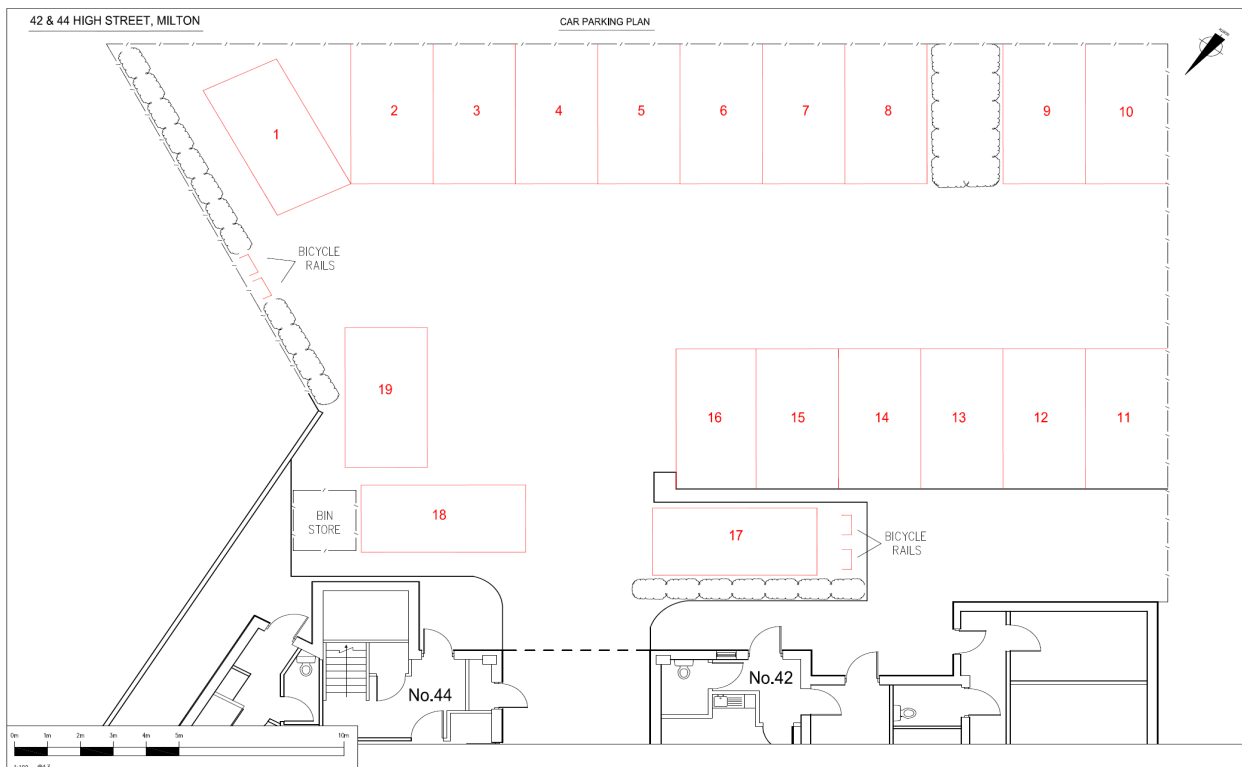
Andrew Noyes: 01223 311800/07768 473434

andrew@noyes-noyes.co.uk

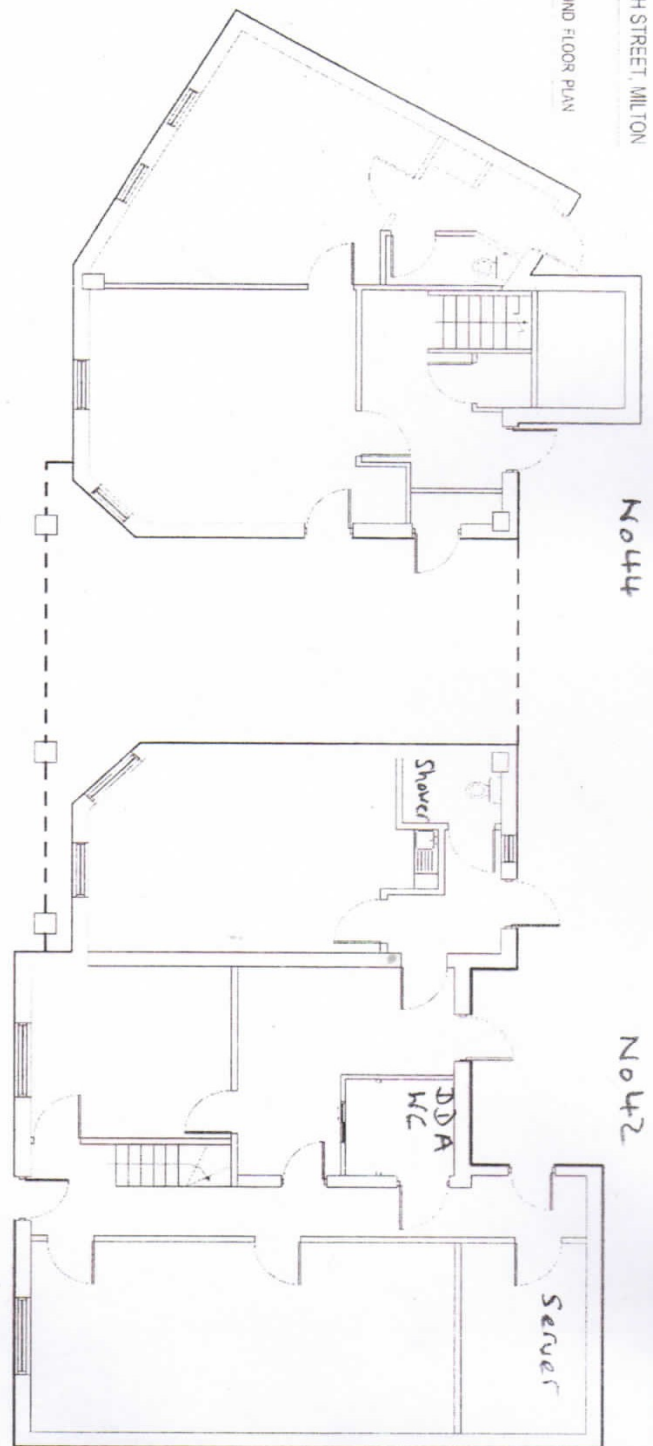
Dee Noyes: 01223 311800 dee@noyes-noyes.co.uk

Misrepresentation Act 1967 and Property Misdescriptions Act 1991

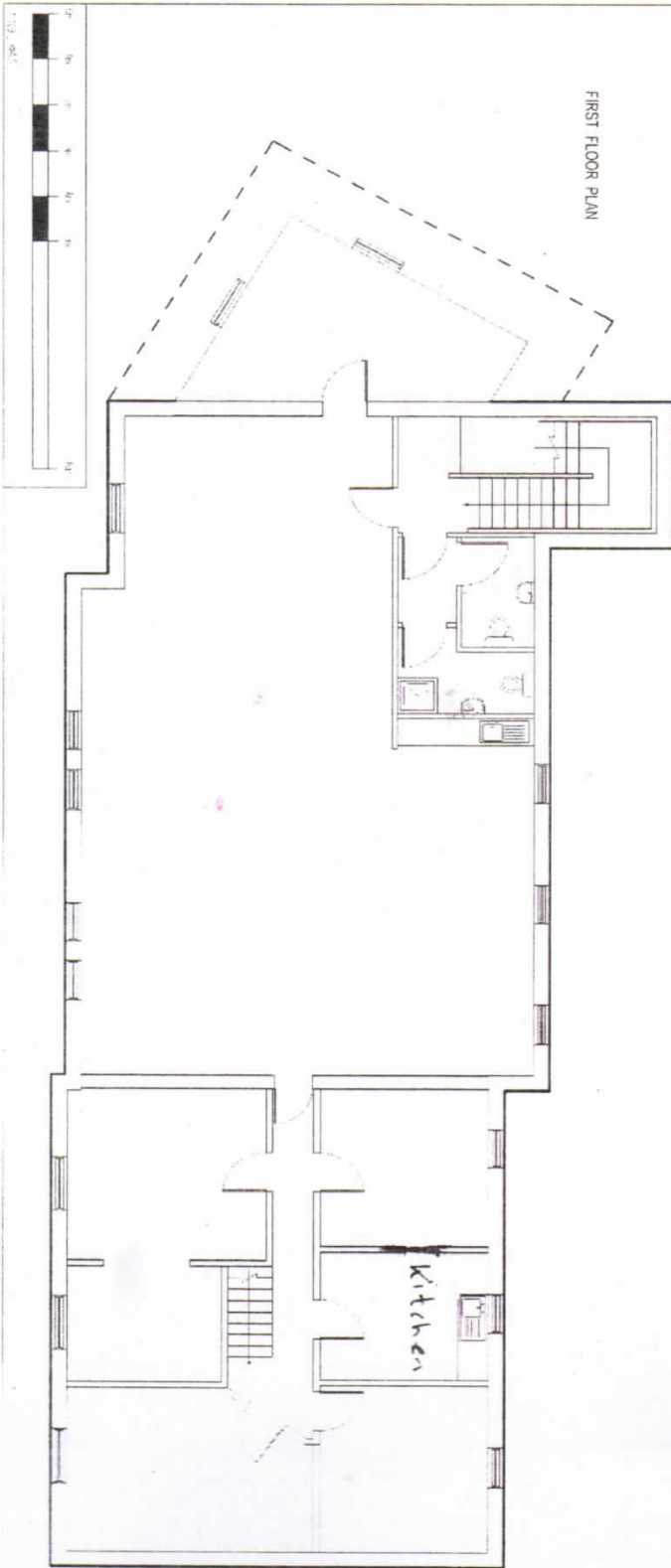
Noyes & Noyes for themselves and for the vendors or lessors of this property and for the vendors or lessors of this property whose agents they are given notice that; (1) the particulars are set out as a general guideline of intending purchasers or lessees and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Noyes & Noyes has any authority to make or give representation or warranty whether in relation to this property. Unless otherwise stated all prices and rents are quoted exclusive of VAT; (4) these details are believed to be correct at the time of compilation but may be subject to subsequent amendment; (5) the Services, Fixtures, Fittings, Appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition. Printed May 2013



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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