

Office/R&D Unit

Noyes
& Noyes

Chartered Surveyors &
Commercial Property Consultants



For Sale/To Let

R&D/Office/Manufacturing Building

Technology House

20 Trafalgar Way

Bar Hill, Cambridge

CB23 8SQ

5,821 sq. ft; 540.78 sq. m NIA; 6,500 sq. ft GIA

- Well maintained, fully redecorated
- Ideal for R&D/laboratory use
- Open plan offices and meeting rooms
- Modern A/C
- Suspended ceilings
- Electric vehicle charging points
- 16 car spaces and off-road parking
- Double doors at rear
- Carpeting throughout
- Convenient cycleway and bus links

01223 311800 property@noyes-noyes.co.uk www.noyes-noyes.co.uk

1 Mill Hill Swaffham Prior Cambridge CB25 0JZ

Regulated by RICS
 RICS



LOCATION

Bar Hill is approximately 5 miles north-west of Cambridge and 11 miles south-east of Huntingdon. The Bar Hill Industrial Estate is a large established business area located off the A14 dual carriageway (junction 24), 1.5 miles to the north of the M11 motorway. A new network of cycleways leads directly to Cambridge and the surrounding villages, and excellent bus services connect with local towns and villages.

The adjacent road network provides easy access to Cambridge, East Anglia and the East Coast Ports, the Midlands and the north via the A1. Bar Hill is an established village with many amenities including a large Tesco Extra superstore, Hallmark Hotel and Golf Club, and a retail mall.

DESCRIPTION

Technology House is a steel framed building under a pitched corrugated steel roof with cladding and brickwork elevations, giving the unit an R&D feel. The neighbouring building houses laboratories.

The space on two floors is a combination of individual rooms and open plan areas, with suspended ceilings and carpeting throughout. There are comfort cooling/heating cassettes in locations on both floors; this supplements the gas fired boiler and wet radiator system. The kitchen is on the ground floor and WCs are on both levels. There is a double door for loading at the rear. The property has been refurbished.

There are 16 car parking spaces; 6 spaces at the front are accessed straight from the road, the remaining 10 spaces are to the side of the property, off the shared rear access for loading and parking for next door. There is unrestricted road parking on Trafalgar Way.

The building is located at the top end of Trafalgar Way next door to abbexa and the Domino Printing Sciences HQ.



AREAS

Net Internal Area

Ground Floor	273.225 sm/2,942 sf
First Floor	267.55 sm/2,880 sf
Total Area	540.78 sm/5,821 sf

PLANNING

We understand the property has the old B1 office use/new use class E.

EPC

We are informed following inspection in February 2022 that the building has a rating of 63 (Band C).

TERMS

To Let - A new FRI lease is offered at a quoting rent of £90,000pa + VAT.

For Sale – at a price in the region of £1.3mn + VAT.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a single rateable value assessment of £51,500, the effective date being 1st April 2017. Rates payable are currently c£26,000pa. Please make your own enquiries at:

<https://www.tax.service.gov.uk/business-rates-find/valuations/25656291000>

VIEWING

Please contact Andrew Noyes:

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01223 311800/07768473434

or joint agent Ben Green, Eddisons:

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The Code for Leasing Business Premises

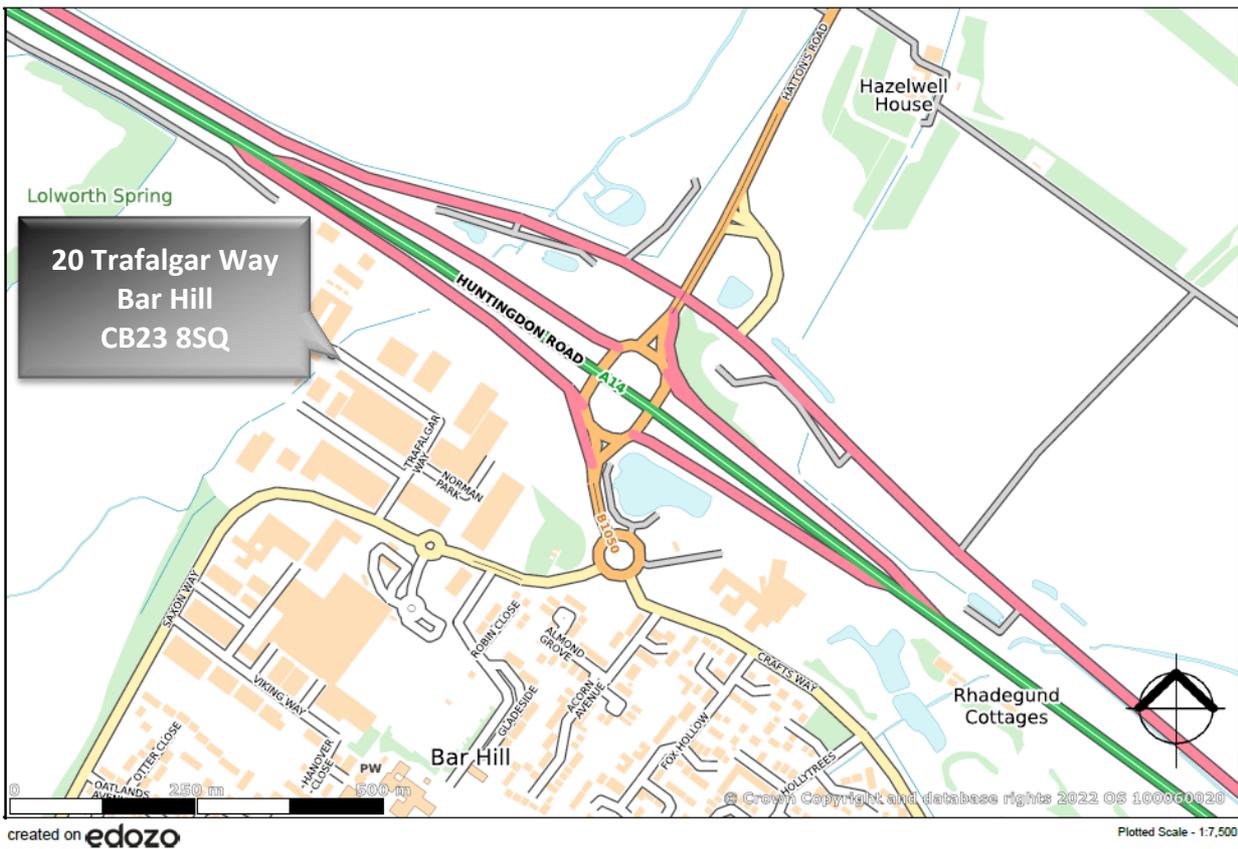
The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Misrepresentation Act 1967 and Property Misdescriptions Act 1991

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Approximate floor plan

Technology House



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