

OFFICE - TO LET

REDUCED RENTAL LEVEL



4 Francis Court, High Ditch Road, Fen Ditton, Cambridge, CB5 8TE

2,167 sq ft
201.4 sq m

Carter Jonas

Key Highlights

- Attractive Barn Style Property
- Modern Ground and First Floor Office Accommodation
- Close Proximity to Cambridge City Centre and Only 0.5 Miles to J34 of the A14.
- Dedicated Onsite Parking
- Available Immediately by way of a new FRI lease



Location

The property is situated of High Ditch Road, Fen Ditton, a sought-after riverside village approximately 3 miles northeast of Cambridge City Centre. The village is accessed from Newmarket Road, which is one of the main arterial routes from the East of Cambridge. The property is well connected located just 0.5 miles south of J34 of the A14, Which provides access to the wider national road networks.

Cambridge North train station is in close proximity (0.8 miles) with the Newmarket Road Park and Ride just one mile away. The nearest bus stop is 9-minute walk from the property.

Description

The property provided quality office accommodation, which presents well, within an attractive barn style building of cavity brick construction, with timber cladding, under a pitched and tiled roof.

The accommodation is predominately open plan, arranged over both ground and first floors, with internal specification including comfort heating and cooling, perimeter trunking, LED strip and spot lighting, glass partitioned ground floor meeting room, carpeting throughout, storage cupboards, raised flooring in part, kitchen, double glazed timber frame windows and male, female and DDA compliant WC facilities.

The property benefits from front and rear entrances and 12 dedicated parking spaces plus visitor parking.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	99.8	1,074
1 st Floor	101.6	1,093
Total	201.4	2,167

**Areas provided on an NIA basis*



Tenure

The leasehold interest of the property is available by way of a new lease with terms to be agreed.

Rent

~~£51,000 pa~~ Reduced to **£45,000** per annum exclusive

EPC

D(97)

VAT

We understand VAT to be payable on all sums due.

Service Charge

Information available on request.

Business Rates

Information available on request.

Anti Money Laundering

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

Legal Costs

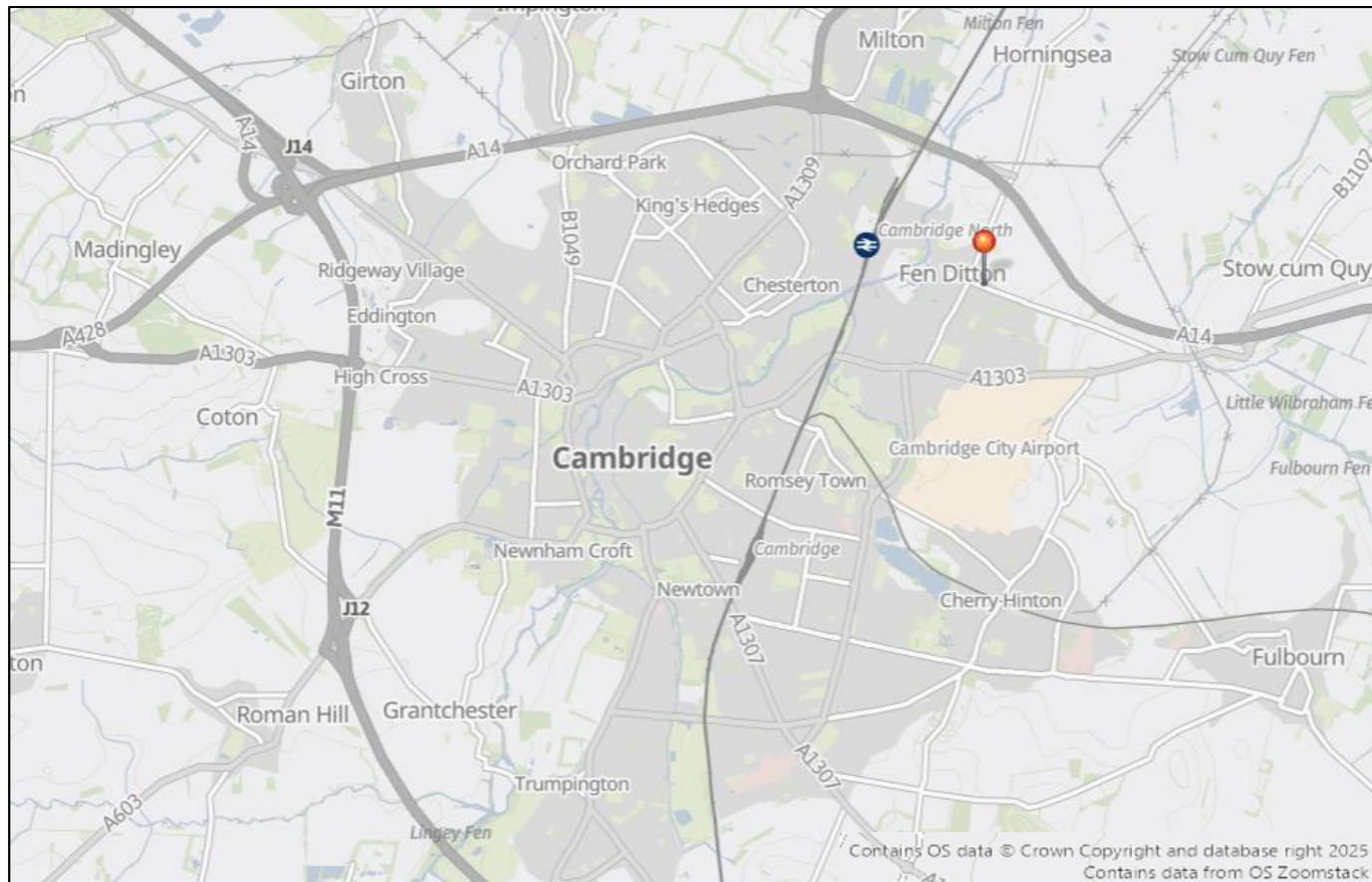
Each party to be responsible for the payment of their own legal costs.

Viewing

Strictly by appointment with Carter Jonas.



Location Map



IMPORTANT INFORMATION

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