

# OFFICE - TO LET: REDUCED RENTAL LEVEL



2 Stow Court, Stow-Cum-Quy, Cambridge, CB25 9AS

1,832 sq ft  
170.1 sq m

Carter Jonas



## Key Highlights

- Attractive Barn Style Property
- Modern Ground and First Floor Office Accommodation to be refurbished
- Close Proximity to Cambridge City Centre
- Dedicated Onsite Parking
- Flexible Lease Options Available



Location

The property is located within Stow Court, a landscaped courtyard development in the village of Stow-Cum-Quy, approximately 5 miles northeast of Cambridge City Centre. The village is conveniently accessed via Junction 35 of the A14, just 1 mile south, providing excellent connectivity to Cambridge, Newmarket, and the wider national road network. Cambridge North train station is approximately 5.3 miles away, with Waterbeach Station at 6.0 miles and Cambridge Station at 5.5 miles. The Newmarket Road Park and Ride is also within easy reach, offering convenient public transport access into the city.

Description

The property comprises a self-contained office suite, arranged ground and first floors. Accommodation is predominantly. The property is of cavity brick construction with timber weatherboarding, under a pitched roof with pan-tiles.

The ground floor features an entrance hallway, kitchenette, and DDA-compliant WC facilities. The first floor offers two versatile rooms, ideal for office or meeting use, along with shared WC facilities and a dedicated server room equipped with separate air conditioning.

Both floors are finished with comfort cooling and heating, perimeter trunking, and carpeting throughout. The property also includes CAT 5 lighting and timber-framed double glazing.

Accommodation

Area	Sq M	Sq Ft
Ground Floor	85.5	920
1 <sup>st</sup> Floor	84.6	912
Total	170.1	1,832

\*Areas provided on an NIA basis





## Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, by way of a simple licence agreement giving 'easy in/out' occupation. Rent payable monthly in advance with one month rent deposit.

## Rent

~~£36,500~~ Reduced to £28,000 per annum exclusive

## EPC

In commission – rating TBC

## VAT

We understand VAT to be payable on all sums due.

## Service Charge

Information available on request.

## Business Rates

Rateable Value: £32,000 (as per 2023 VOA Ratings List)

Rates Payable: £15,680 per year (based on the small business rates multiplier of 0.499)

## 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

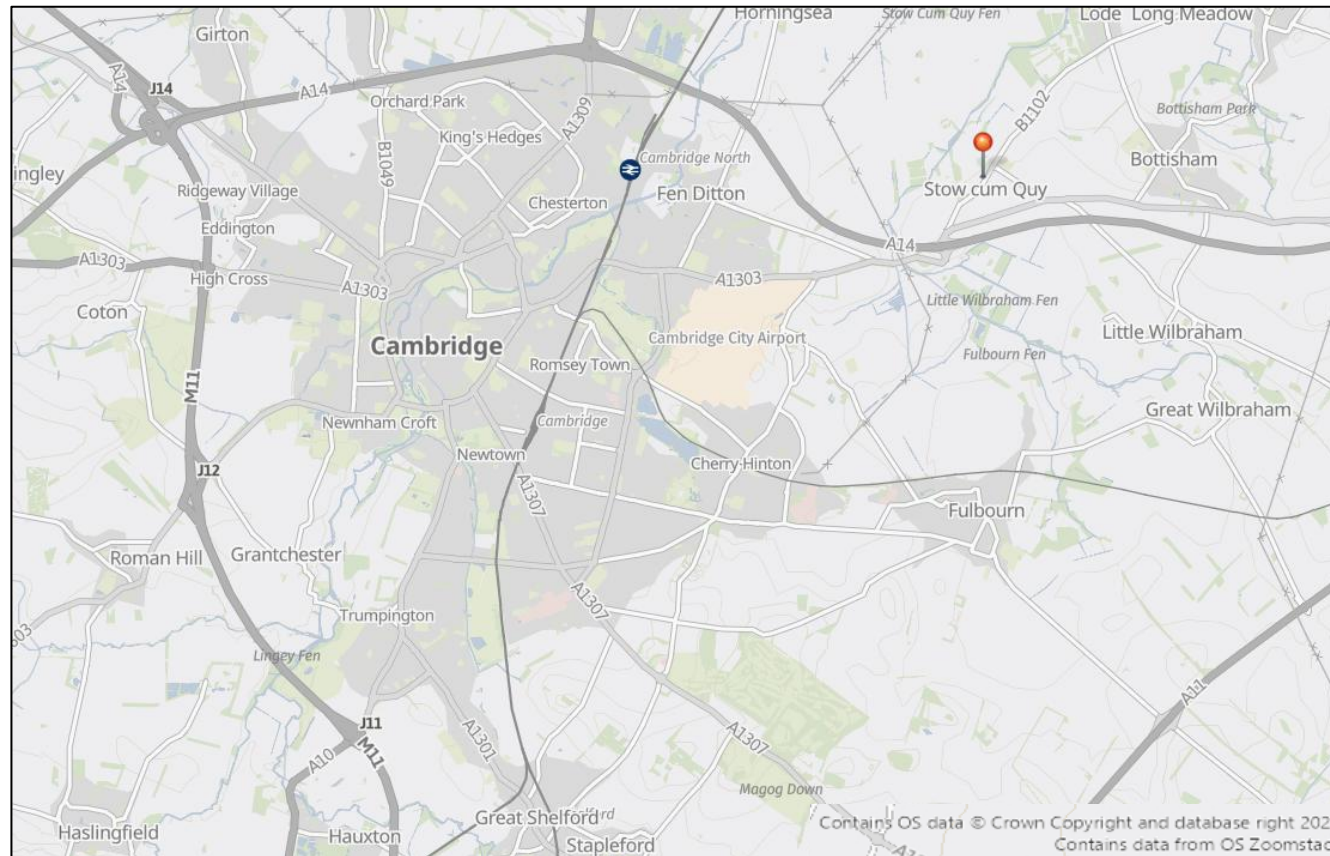
Each party to be responsible for the payment of their own legal costs.

## Viewing

Strictly by appointment with Carter Jonas.



## Location Map



### IMPORTANT INFORMATION

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. September 2025.

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