OFFICE – TO LET / FOR SALE



8 Quy Court, Stow-Cum-Quy, CB25 9AU

1,578 sq ft
146.6 sq m

Carter Jonas

Key Highlights

- Rare Freehold Opportunity
- Available to let or purchase
- Available with Vacant Possession
- Established Commercial Setting
- Modern Specification Accommodation
- 6 Allocated Parking Spaces





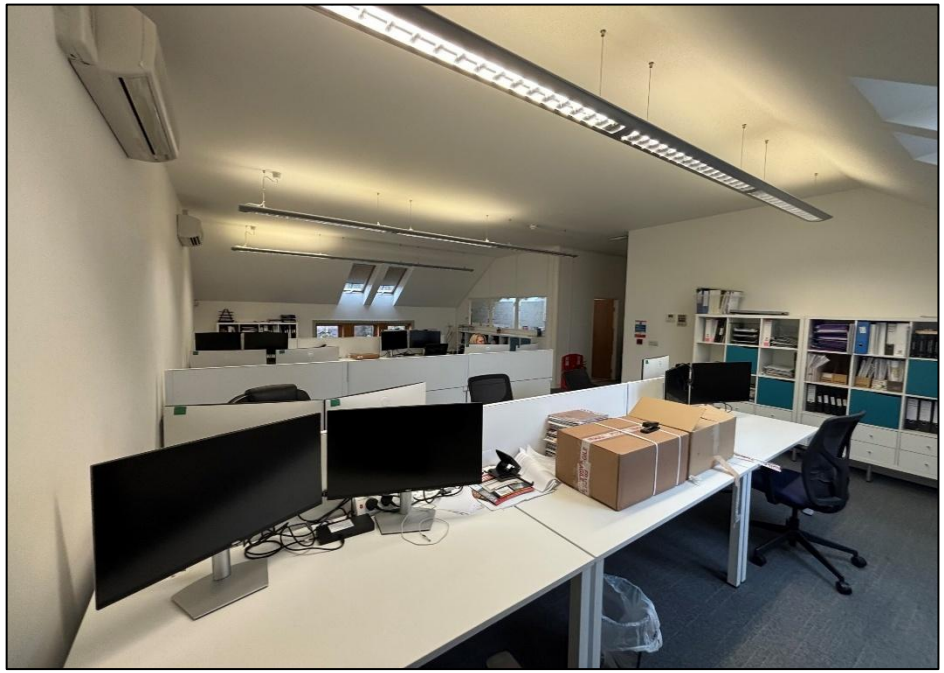
Classification L2 - Business Data

Location

The unit is situated within the attractive Quy Court development, located just off Church Road in the village of Stow-cum-Quy, approximately 4 miles east of Cambridge city centre. The village benefits from local amenities including a village shop and post office just a 2-minute walk away.

The property benefits from excellent road connectivity, being just 1 mile from the A14 which provides direct access to Cambridge (4 miles), Newmarket (9 miles), and the wider region. The A14 also links to the M11 (Junction 14), giving onward access to Stansted Airport (35 miles) and London (66 miles). The Station Road bus stop is just 0.1 miles away and provides public transport services between Cambridge Drummer Street and Soham.

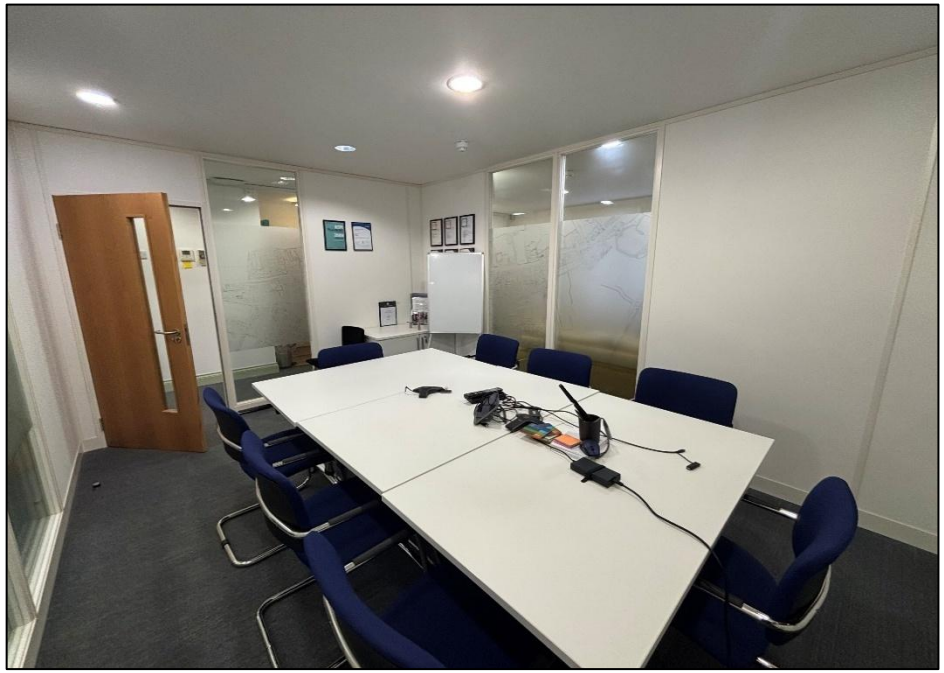
Cambridge North railway station is located approximately 5 miles away, providing regular and direct services to Cambridge (4 mins), London King's Cross (55 mins) and London Liverpool Street (1 hr 20 mins). The surrounding area benefits from access to high-quality cycleways with a designated cycle route running through the Quy Court development. Free cycle parking is provided both onsite and in the village.



Description

8 Quy Court is a self-contained office within a well-presented courtyard-style development. The property comprises a mid-terraced unit of cavity brick construction under a pitched and tiled roof. The unit benefits from 6 allocated on-site parking spaces, with additional visitor car parking available onsite.

Internally the property benefits from good specification which includes painted and plastered walls and ceilings, a combination of spot and CAT II strip halogen lighting, AC, perimeter trunking, carpeting throughout, timber framed double glazed windows, fire alarm and security alarm systems. WC and kitchenette facilities are provided on both ground and first floors, with an installed glass partitioned meeting room on the ground floor. Each floor could be suitable for separate occupation subject to occupier requirements.



EPC

The property has an EPC rating of B (50)

Accommodation

Area	Sq M	Sq Ft
Ground Floor	69.5	748
First Floor	77.1	830
Total	**146.6**	**1,578**

Areas provided on an NIA basis



Price / Rent
Freehold: POA
Leasehold: £36,000 per annum exclusive

Tenure
The property is available by the way of freehold sale with vacant possession and the leasehold interest is available by way of a new lease with terms to be agreed.

Business Rates
Rateable Value (From 1 April 2026): £38,000
Estimated Rates Payable: £16,416

We always advise confirming these figures with the local authority.



VAT
We understand VAT to be payable on all sums due.

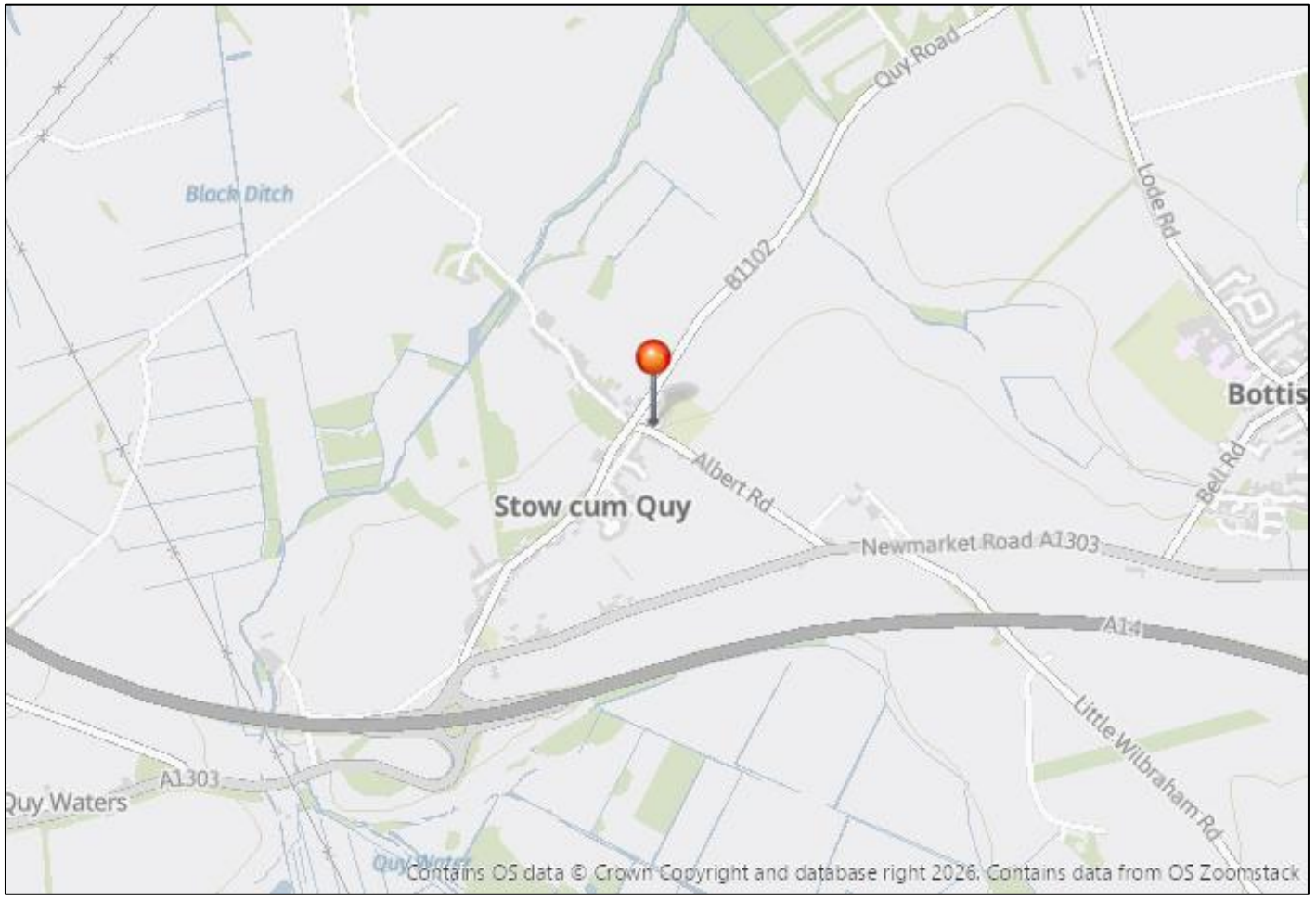
Anti Money Laundering
In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

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

Viewing
Strictly by appointment with sole agents Carter Jonas.

Classification L2 - Business Data

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. April 2026.

Classification L2 - Business Data

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

Guy Friedman
07890 300099 / 01223 326614
Guy.Friedman@CarterJonas.co.uk

Carter Jonas

Classification L2 - Business Data