

OFFICE TO LET

GROUND FLOOR, PROGRESS HOUSE
ROWLES WAY, BUCKINGWAY
BUSINESS PARK, SWAVESEY,
CAMBRIDGE
CB24 4UG

1,775 sq ft
(164.91 sq m)

- Two high quality refurbished ground floor office suites
- Available independently or combined on a new lease
- 8 miles Northwest of Cambridge City Centre
- Easy access to A14 (J24) and M11
- Brand new ceiling mounted comfort cooling
- On-site car parking



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LOCATION

Buckingway Business Park is an established commercial location home to a number of national companies. It is located just off Junction 24 on the A14 between Huntingdon and Cambridge, immediately opposite Cambridge Services.

The subject property is located on the junction of Rowles Way and Anderson Road and occupies a prominent position near to the entrance of the park.

DESCRIPTION

The property comprises two ground floor suites forming part of a two-storey detached office building. The property is undergoing extensive refurbishment to a high standard. Each suite will benefit from the following features:

- Brand new ceiling mounted comfort cooling (heating & cooling)
- Brand new LED lighting
- Brand new carpet
- Perimeter trunking (data & power)
- Private kitchen
- Shared WC's
- On site parking available

ACCOMMODATION

Suite 1: 164.91 sq m (1,775 sq ft)
Suite 2: LET

The suites are available independently or combined on a new lease for a term to be agreed.

RENT

Suite 1: £23,000 per annum
Suite 2: LET

Rent is exclusive of Business Rates, utilities, service charge and VAT.

RATEABLE VALUE

The property will need to be reassessed for Business Rates purposes.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas.

EPC

B:42

VAT

We understand VAT is payable on the rent.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

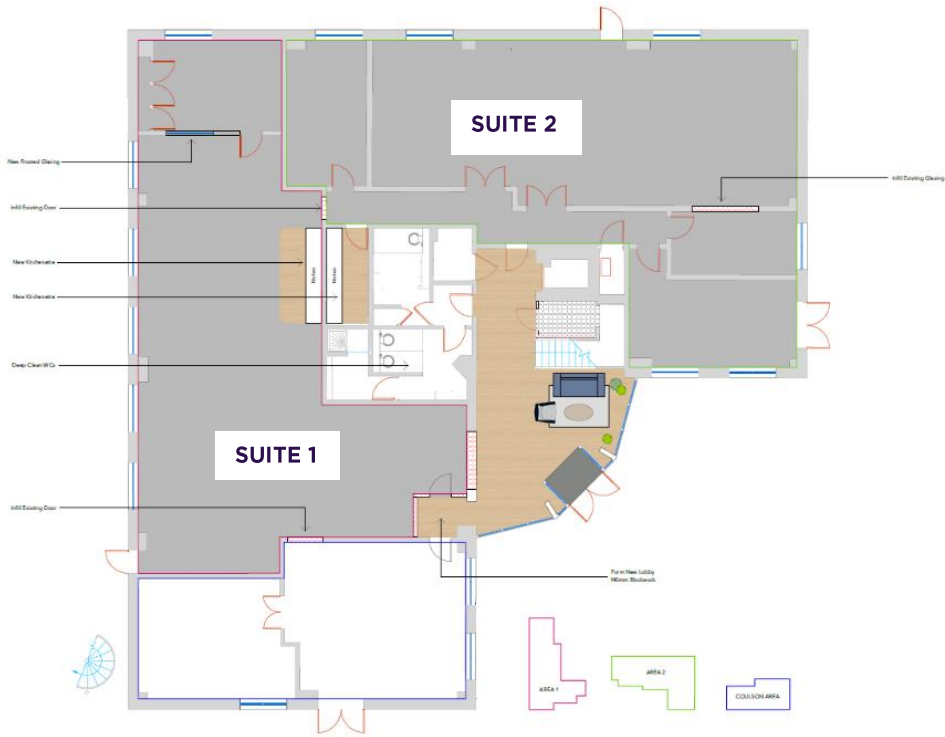
In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

VIEWING

Strictly by appointment with the sole agents.



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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. March 2023.

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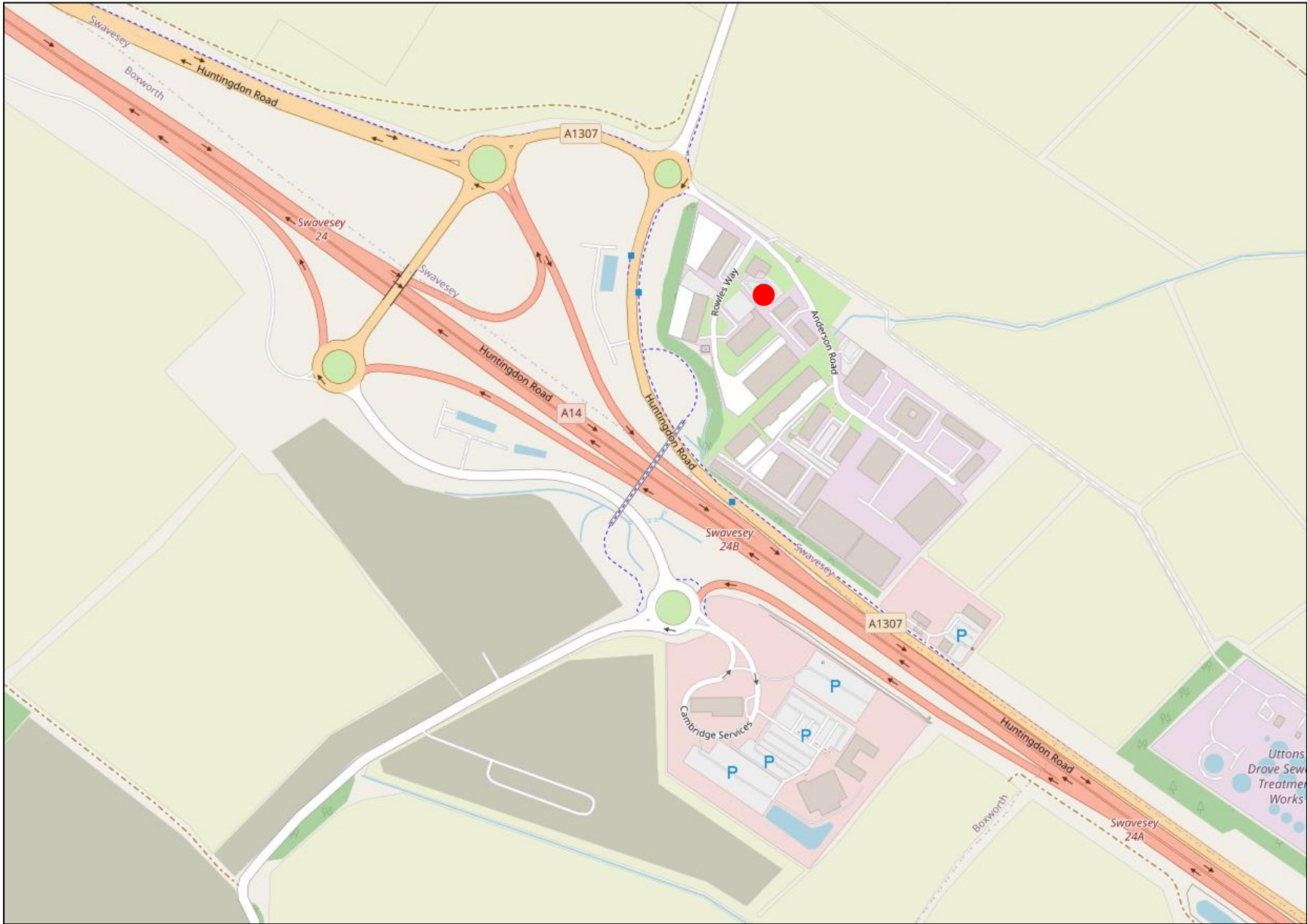
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