



**THE LONG BARN, OLD FARM BARNS, TOFT
CAMBRIDGE, CB23 2RF**

FOR SALE & TO LET: 2,090 SQ. FT.

THE PROPOSAL

- A unique opportunity to purchase an office building in the village of Toft which is to the west of Cambridge where there is limited available stock.
- Long leasehold: 977 years until expiry of the term.
- Building provides 2,090 sq ft of office space.
- Vacant possession provided.
- 13 car parking spaces.

Guide price: £575,000 (Five Hundred and Seventy Five Thousand Pounds).



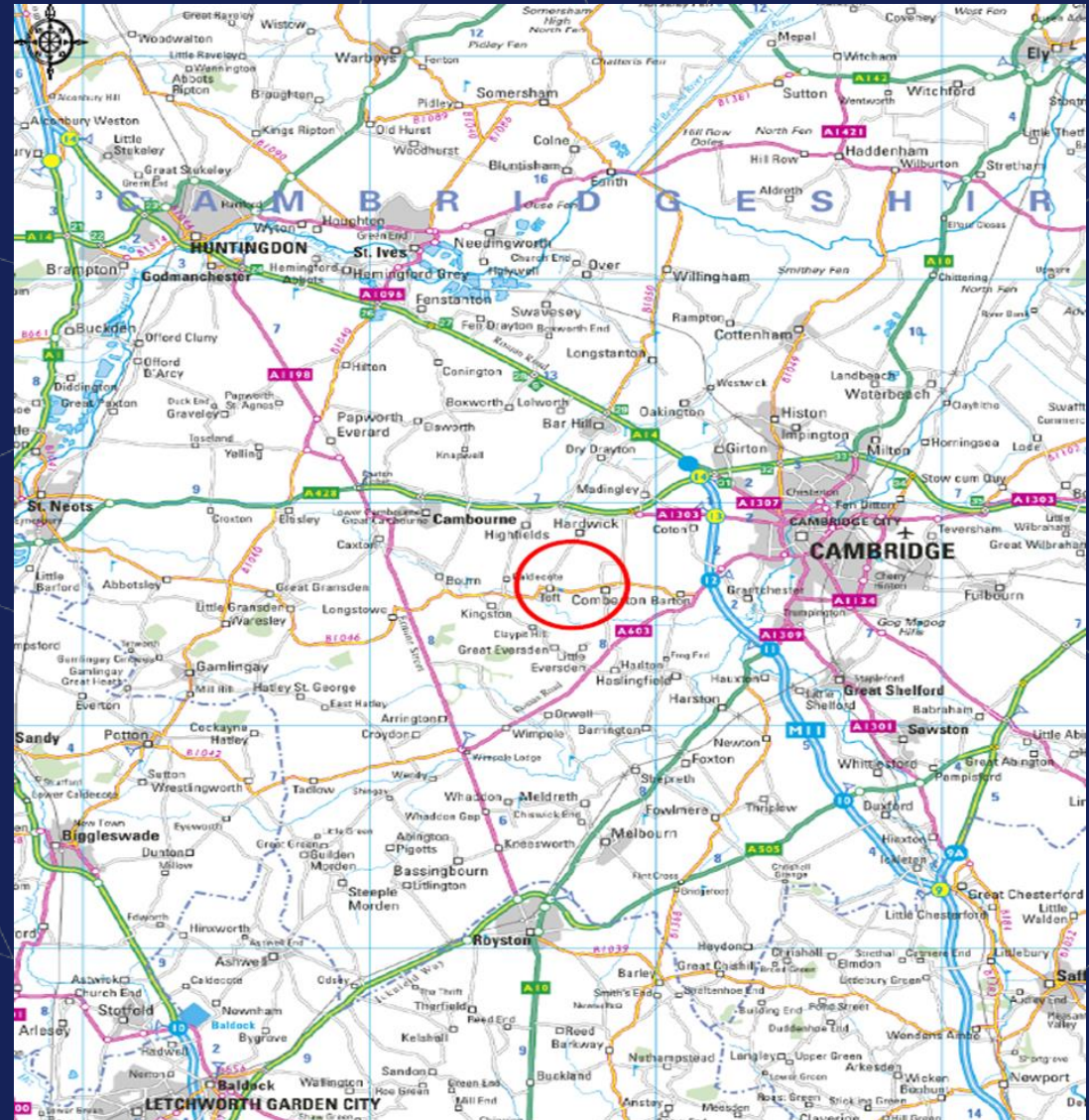
LOCATION

The Long Barn, is located in the sought after village of Toft which is 7 miles to the west of Cambridge City Centre and, 13.7 miles to the north of Royston.

The area is well serviced by the major road networks with Junction 12 of the M11 only 4.4 miles to the east. This provides access to the national motorway networks, along with fast links to Stansted Airport (43 mins) and London (53 mins to Junction 27 M25). The A14 (16 min to junction 33) dual carriageway provides connections to Bury St Edmunds and Felixstowe to the east, Huntingdon and the midlands to the north.

The property is on a Bus route which provides daily bus routes to the local villages and into Cambridge.

Cambridge Railway Station is 7.7 miles to the east. This provides direct trains to London Kings Cross (48 mins) and London Liverpool Street (74 mins) on a daily basis.



SUMMARY



Description

The Long Barn is a two storey office building consisting of open plan office, a breakout space and a generous meeting room. With scope to change the layout on both floors. The property is constructed of brick built masonry. Large full height glazed windows on both sides of the building provides a large amount of natural light.

Specification includes:

- Open plan office.
- Boardroom.
- Breakout space.
- Kitchen and Tea point.
- WC's.
- 13 parking spaces immediately outside the office.
- Furniture can be available subject to negotiation.

Terms

The property is available by way of a sale of the long leasehold interest of 999 years from 10 November 2003 (c.977 years remaining).

The property is also available to lease.

Additional information

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

B-43. Certificate available upon request.

01223 841 841
bidwells.co.uk



ACCOMMODATION

NIA

Description	Sq ft
Ground floor	1,150
First Floor	940
Total Size	2,090



01223 841 841
bidwells.co.uk



GALLERY



01223 841 841
bidwells.co.uk



Enquiries

Charlie Percival
07769 385223
Charlie.percival@bidwells.co.uk

George Craig
07779 770902
George.craig@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.