

**RARELY AVAILABLE FREEHOLD
(Part Income Producing)**



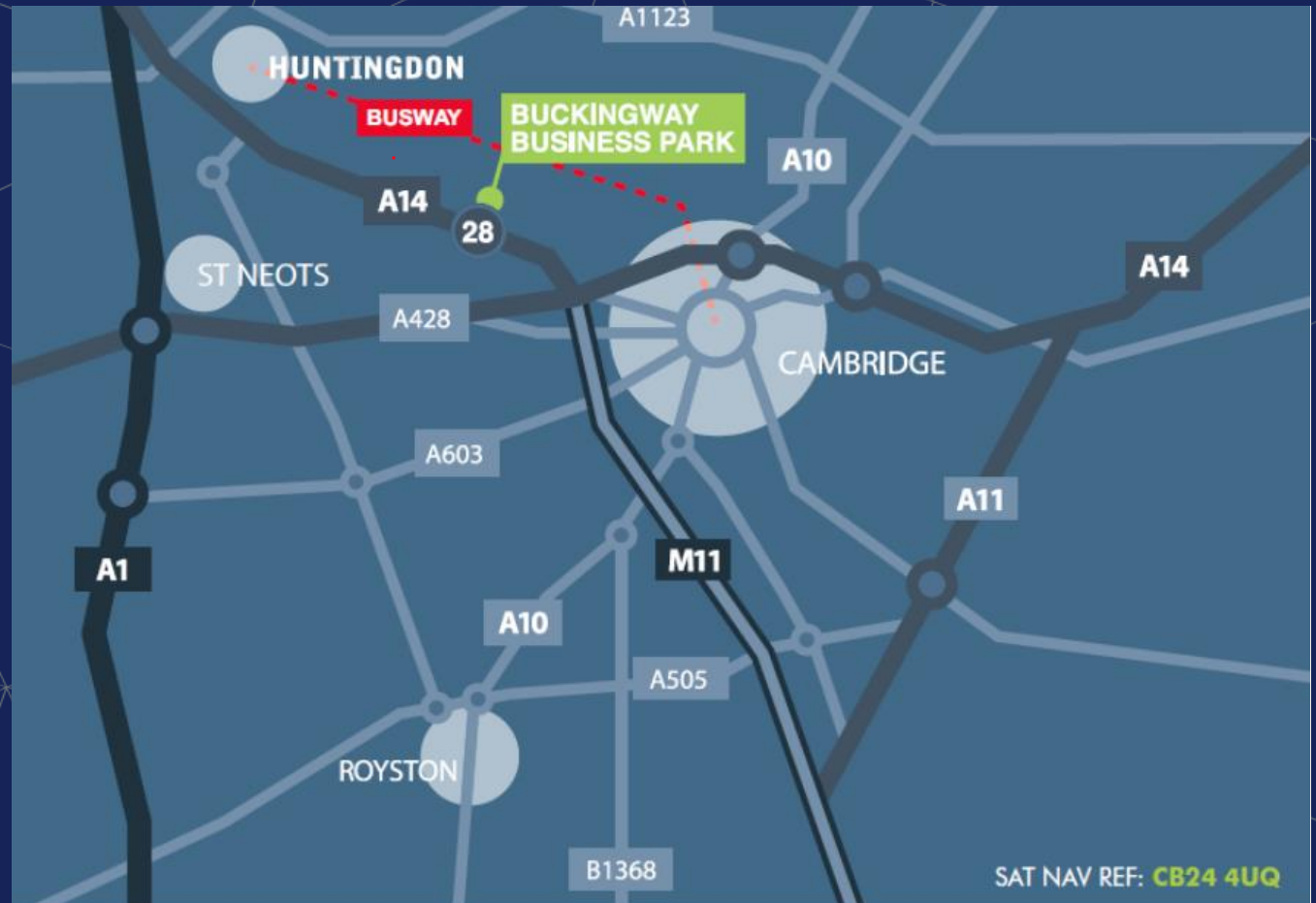
**PROSPECT HOUSE & CARISBROOKE COURT, BUCKINGWAY BUSINESS PARK, CAMBRIDGE
FOR SALE | OFFICES / INDUSTRIAL DEVELOPMENT SITE
(WITH DETAILED PLANNING ON PART) - 52,053 SQ FT (2,433 SQ M) / 3.83 ACRES**



LOCATION

Located adjacent to Junction 28 of the A14, Buckingham Business Park is 8 miles north – west of Cambridge and 9 miles south – east of Huntingdon. The park has excellent transport links to the M11 and the A1 via the newly upgraded A14 carriageway.

The Cambridge to Huntingdon Guided Busway provides a fast and convenient method of public transportation to both centres from the nearby Swavesey Bus Stop. Buckingham Business Park is located close to Cambridge Services which includes a Days Inn Hotel, McDonalds, KFC, Domino's Pizza and M & S Foods and a fuel service station. Access to the services is via a recently installed footbridge across the carriageway.



SUMMARY



DESCRIPTION

PROSPECT HOUSE

The property comprises a modern office buildings of cavity brick wall and blockwork construction under a hip and tiled roof. The accommodation is arranged over two floors offering predominantly open plan good quality air-conditioned offices on both ground and first floor, with separate male and female WCs on both floors and a separate disabled WC on the ground floor.

CARISBROOKE COURT

The Property comprises 5 self-contained, semi-detached modern office buildings constructed at the same time as Prospect House. The buildings are arranged over two floors and are predominantly open plan benefiting from separate male and female WC's, showers, comfort cooling, excellent car parking ratio (1:201) and a landscaped business park location.

Buildings 3, 4 and 5(part) are currently let producing **£163,074 per annum.**

A detailed tenancy schedule is available on request.

Additional information

Services

Mains electricity, water, gas and drainage are available at the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

Terms

The premises are available freehold.

Business Rates

All interested parties are advised to make their own enquiries to Cambridge City Council on 01223 457 000.

Legal costs

All parties to bear their own legal costs.

Value added tax

We understand that VAT is payable in addition to the purchase price.

EPC

EPCs for all the buildings are available on request.

Postcode

CB24 4UQ

ACCOMMODATION

PROSPECT HOUSE	Sq. ft	Sq. m
Ground Floor	13,000	1,207
First Floor	13,195	1,225
Total NIA	26,195	2,433
CARISBROOKE COURT	Sq. ft	Sq. m
Unit 1, Ground Floor	3,500	325.16
Unit 1, First Floor	3,730	346.52
Unit 2, Ground + First	3,425	318.19
Unit 3, Ground + First	5,295	491.92
Unit 4, Ground Floor	2,695	250.37
Unit 4, First Floor	2,720	252.69
Unit 5, Ground Floor	2,690	249.90
Unit 5, First Floor	2,720	252.69
TOTAL NIA	26,775	2,487.45



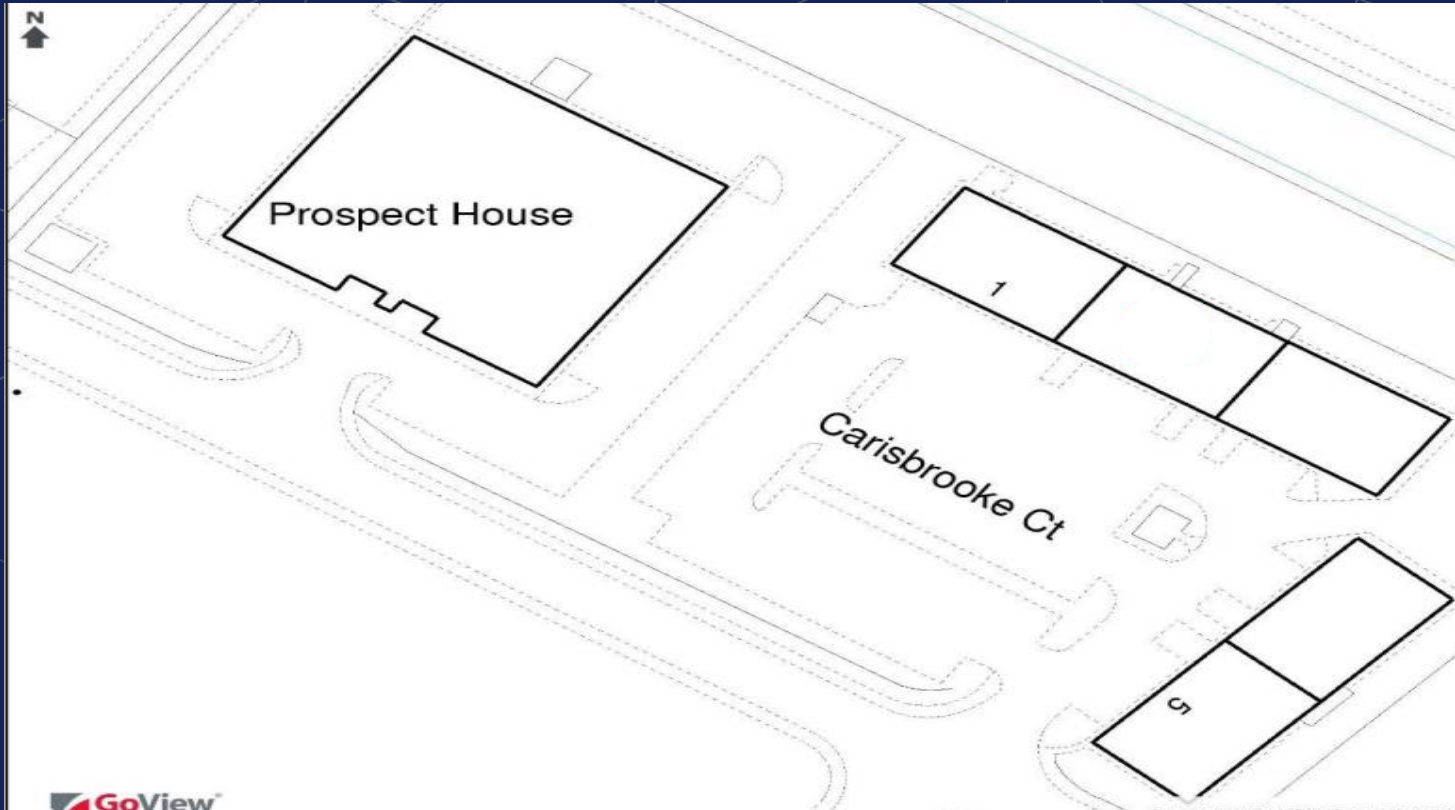
Development Site

Detailed planning has been secured (23/03985/FUL) to demolish Prospect House and construct a brand new warehouse, including ancillary office space, cycle and car parking, electric vehicle charging provision, air source heat pump, landscaping and infrastructure provisions.





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