

CHEFFINS

Report

In respect of

Offices
2 Station Road
Great Shelford
Cambridgeshire
CB22 5LT



Report

In respect of

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2 Station Road
Great Shelford
Cambridgeshire
CB22 5LT

MARKETING REPORT

Client

Churchill Retirement Living (Churchill)
Churchill House, Parkside, Ringwood, BH24 3SG

FH Great Shelford Ltd (FHGS)
50 Marshall Street
London
W1F 9BQ

Date of Report

27th October 2021

Prepared by:

Mark Drummond MRICS
Cheffins, Clifton House, 1 & 2 Clifton Road, Cambridge, CB1 7EA.

CONTENTS

1. INSTRUCTIONS.....	3
2. FEES AND CONFLICTS OF INTEREST.....	3
3. THE PROPERTY.....	3
4. CAMBRIDGE OFFICE MARKET.....	5
5. MARKETING TO DATE.....	8
6. CONCLUSION.....	11

APPENDICES

APPENDIX 1 – Marketing Literature

1. INSTRUCTIONS

- 1.1. We have been instructed by Churchill to provide an independent report to be submitted as evidence as part of a planning application for the redevelopment of a property at 2 Station Road, Great Shelford.
- 1.2. This report has been prepared by Mark Drummond BSc (Hons) MRICS with Philip Woolner MSc (Oxon) MRICS. Mark Drummond is a member of the Royal Institution of Chartered Surveyors who has worked at Cheffins since August 2017 with ten years' experience in the local commercial property market. Philip Woolner is a member of the Royal Institution of Chartered Surveyors and is the Divisional Managing Partner and head of the Commercial Division with 29 years' experience.
- 1.3. Cheffins Commercial is one of the region's leading commercial property advisers with an active involvement in the letting, sale and acquisition of office, industrial, retail and leisure property across Cambridge and the wider the mid-Anglia region.
- 1.4. Churchill are intending to submit a planning application to South Cambridgeshire District Council regarding the potential redevelopment of the property to non-employment uses. Cheffins are instructed to report on the local employment market, office supply and demand, the suitability of the subject property to meet occupiers needs in the context of the wider Cambridge office market, and the marketing undertaken to date.

2. FEES AND CONFLICTS OF INTEREST

- 2.1. We can confirm that we have no conflicts of interest in providing this report. We have been instructed on a fixed fee basis and the receipt of our fee for preparing the report is not dependent on the outcome of any planning application or other matters.

3. THE PROPERTY

- 3.1. Location
- 3.2. Great Shelford is a village located on the southern fringe of Cambridge approximately 4 miles south of the City Centre. The village is within two miles of junction 11 of the M11 motorway and within walking distance of the main line train station (Cambridge and London Liverpool Street).
- 3.3. The village has a population of approximately 4,000 and is well served by local amenities including shops, restaurants, dentist and a library.
- 3.4. The property is situated on the eastern side of Station Road close to the village centre and almost diagonally opposite the train station. To the north of the site is the former railway tavern side which has now been redeveloped for residential development. The land to the south is the former oil depot for Shelford Petroleum which is currently undergoing construction of a new 63-bed care home which was granted planning permission in September 2020. The eastern boundary of the pre-application enquiry site is formed by the railway line with the western boundary formed by Station Road which provides the main vehicular access to the site.
- 3.5. The Mill Court and Station Court office developments are located close by, but the surrounding area is largely residential.
- 3.6. History
- 3.7. It is understood the property was built in the early to mid-20th century and the use of the property when built is unknown, although it was likely it was for some form of storage. The properties were subsequently used for a flour and corn mill, and there have been several

phases of conversion, alteration and refurbishment since to re-purpose the property for office use. It is believed that The Stables and Granary House represent the oldest part of the site most probably constructed in the early part of the 20th Century. Link House appears to have been constructed in the early part of the 20th Century forming an extension to Granary House. The Maltings and part of Link House appear to be more recent additions to the site, potentially constructed in the late 20th century or early 2000's.

3.8. The buildings do not comprise purpose-built office space and have fallen behind current office standards which does not meet the need for modern office occupiers due to the age and previous use of the site and buildings.

3.9. Description

3.10. The Property comprises an office development made up of three detached office buildings known as The Stables, The Maltings and Granary/Link House which are centred around a surfaced car park.

3.11. The Stables is located at the entrance of the site and extends along Station Road to the northern boundary of the site. The building comprises two offices known as Suites A & B which are connected. Suite A is a ground floor office comprising a central reception with two open plan office rooms, a kitchen and WC's. Suite B provides a mixture of open plan and cellular offices along with a kitchenette and WC's on the ground floor with two open plan offices on the first floor.

3.12. The Maltings is situated along the rear boundary of the site and is adjacent to the railway line. The building comprises ground and first floor office accommodation. The ground floor provides predominantly open plan offices with a double height ceiling with a kitchen and single WC. The first floor comprises additional office space, meeting rooms, kitchen, shower and WC's.

3.13. Granary House comprises a two-storey building which is located along the southern boundary of the site adjacent to another office building known as Link House. The plans for the care home development show a 1.5 m buffer zone to the rear of Granary House to enable emergency access/egress. The accommodation comprises open plan offices over ground and first floor with an entrance hall and WC's on the ground floor.

3.14. The offices provide second-hand, air-conditioned office accommodation with finishes which are of reasonable quality but are outdated. The Maltings and Granary House are the better buildings due to having more conventional floor plates when compared to The Stables which comprises a series of connected rooms and Link House which comprises a small amount of office space split over two floors.

3.15. The condition of the buildings has deteriorated during the period they have been vacant and they do not present well.

3.16. Accommodation

3.17. The buildings have the following approximate floor areas:

Stables A	1,229 sq ft
Stables B	1,436 sq ft
The Maltings	4,281 sq ft
Granary House	3,917 sq ft
Link House	977 sq ft
Total	11,840 sq ft

3.18. The site has a total approximate area of 0.293 ha (0.725 acres).

3.19. Tenancies

3.20. The Property is currently let as follows:

Description	Tenant	Lease Term	Rent (£pa)
Granary House	Vacant since August/September 2020. The tenants lease expired in December 2020.		
Link House	Vacant from February 2021		
The Maltings	Adcock Refrigeration and Air Conditioning Ltd*	Lease terminates April 2022 and they intend to vacate sooner.	£72,400 (£16.91 per sq ft)
The Stables A	Vacant from May 2017		
The Stables B	Vacant from May 2017		

*Adcock have purchased a modern office property in Sawston and it is understood that they will vacate the property before the end of 2021. They have made several complaints during their tenancy regarding the appearance of the site which is tired.

4. CAMBRIDGE OFFICE MARKET

- 4.1. Cambridge has an international status as a leading research and development centre and is home to many tech and life science firms. The office market is split between the city centre and out of town science and business parks which offer both office and laboratory space. The city centre market is focused in the Hills Road/ Station Road area where a number of high-profile occupiers including Amazon, Microsoft, Spotify, ARM and Apple have all recently moved. The business and science parks tend to be occupied by high tech and life sciences firms who often have links with Cambridge University and are generally clustered to the northern fringe of the city centre or outside of the city to the south.
- 4.2. The office market and take-up have been impacted by the Covid -19 pandemic which saw national lock downs to combat the spread of the virus.
- 4.3. Take up of office space in Cambridge in 2020 totalled 360,000 sq ft which is significantly lower than the average take up over the past five years, which has been around 500,000 sq ft.
- 4.4. Three larger transactions made up a significant proportion of the overall take-up; including lettings to Mathworks (93,000 sq ft) and Amgen (35,000 sq ft) on Cambridge Science Park and the pre-letting of 20 Station Road to serviced office provider Fora (65,000 sq ft). These three transactions alone account for over 50% of the total take-up figure and were long term strategic moves which had been planned over a long period of time. In addition to this, almost 95,000 sq ft /circa 25% of take-up was to serviced/flexible office providers.

Office take up for the first three quarters in 2021 totals approximately 370,000 sq ft and follows a similar trend to 2020 with three large transactions and almost half of all take up (175,000 sq ft) taking place in deals to Roku (118,000 sq ft), Microsoft (36,500 sq ft) and Endomag (20,500 sq ft) at Cambridge Science Park. Take-up for 2021 is predicted to be in the region of 450,000 sq ft which is an increase from 2020. This is not surprisingly due to the lack of activity in 2020 and the release of pent-up demand following the easing of lockdown restrictions.

- 4.5. Almost 95% off all take-up was for new or good quality offices either within Cambridge city or one of the business and science parks with market demand showing a flight to the best quality office space. Outside of the core office markets demand falls away and there were few lettings of out-of-town offices which is a trend that has been apparent in recent years. Several villages around Cambridge have small office developments. Typically, these developments are more than 20 years old and generally constitute lower quality Grade B offerings. Occupiers show a strong preference for being in the core markets and as a result lease terms, rents and tenant profiles are all generally weaker.
- 4.6. This continuing pattern of larger deals in both the City centre and edge of town Parks is an indicator of the way in which the market is developing to facilitate the expansion of the science and technology-based companies which dominate take up and which consider Cambridge as an ever more important UK and global location.
- 4.7. Take-up within a 5-mile radius of Great Shelford for 2021 comprises five transactions totalling 21,036 sq ft compared to four lettings in 2020 totalling 23,649 sq ft as shown in the table below:

Take up 2021		Take up 2020	
Address	Size (sq ft)	Address	Size (sq ft)
Part Ground Floor, The Works, Unity Campus, Sawston	15,000	Part Ground Floor, The Works, Unity Campus, Sawston	15,026
Cambridge House, Stapleford	2,041	Part First Floor, The Works, Unity Campus, Sawston	5,712
E1 Breaks House, Mill Court, Great Shelford	1,983	E5 Breaks House, Mill Court, Great Shelford	1,896
Unit E South Cambridge Business Park, Sawston	1,240	1 Station Court, Great Shelford	1,015
2 The Mill, Copley Hill Business Park, Cambridge	772	-	-
TOTAL	21,036		23,649

- 4.8. Is it unlikely that there will be any further lettings within a 5-mile radius of Great Shelford in 2021. The take-up for 2019 comprised seven lettings totalling 17,926 sq ft which is a useful benchmark of pre-Covid activity levels although large transactions at The Works on the new Unity Campus business park development in Sawston (63,000 sq ft) inflate and distort the take up figures for 2019, 2020 and 2021 as it is a unique product providing brand new high specification offices.
- 4.9. The out-of-town office market is characterized by smaller lettings often from new or small local businesses who typically have shorter term requirements with the need for flexibility to satisfy immediate space needs. The rise in the amount of serviced/flexible office providers who are mainly based within central Cambridge will absorb some of this demand.
- 4.10. The local take up figures and letting at The Works follow the wider trend of bigger lettings of good quality space to established companies to satisfy long term moves.
- 4.11. At the beginning of 2021 there was around 811,000 sq ft of available office accommodation of which 43% (349,000 sq ft) is grade A and 57% (462,000 sq ft) grade B within the core Cambridge office market (city centre and surrounding business parks). Most occupiers prefer modern, open plan offices on a single floor plate. The majority of out-of-town office stock is refurbished second-hand space often with unconventional floor plates.

- 4.12. Availability within a 5-mile radius of Great Shelford has increased during 2021 with 39 individual offices currently available to let totalling 103,117 sq ft as shown in the table below:

Address	Size (sq ft)	Comments
The Works, Sawston (Various)	16,576	Open plan office available fitted or shell & core in brand new high specification office building.
Mill Court, Great Shelford (Various)	14,238	Four good quality offices available in established office scheme from 686 – 10,709 sq ft with car parking.
Ashwell Point, Sawston (Various)	12,141	Four offices available in refurbished 1960's multi-let office building.
Telford House, Fulbourn	10,385	Detached period office building with secure gated entrance and 52 car parking spaces.
Magog Court, Great Shelford	10,000	Pre-let opportunity for high spec office barn conversion. A further 20,000 sq ft is available, subject to planning.
Harston Mill, Harston	9,203	Nine offices available in modern office and laboratory building within a business park environment.
South Cambridge Business Park, Sawston (Various)	6,062	Three modern offices available in established business park from 1,240 – 3,095 sq ft with car parking.
CPC1 Capital Park, Fulbourn	5,750	Newly refurbished modern office with 28 car parking spaces.
Langford Arch, Sawston	4,703	Three storey office in former tannery converted to a multi-let office building.
First Floor, 56 Trumpington Road, Trumpington	2,391	Brand new, high quality offices with four car parking spaces.
The Woolpack, 70 High Street, Sawston	1,913	Former public house which has been refurbished to provide self-contained office/retail accommodation.
Copley Hill Business Park (Various)	6,663	Seven offices in rural office development ranging from 321 – 5,241 sq ft with on-site café and car parking.
Magog Court, Shelford Bottom	1,065	First floor barn conversion office in courtyard setting with five car parking spaces.
17 High Street, Whittlesford	1,015	Character ground floor office with car parking.
Rectory Farm, Pampisford	1,012	Newly refurbished offices with air conditioning.
Total	103,117	

- 4.13. The local availability comprises a combination of sizes and quality, and ranges from new office development, modern business parks, barn conversions and standalone offices. There is good availability across the typical demand size ranges (1,000 – 10,000 sq ft) for out-of-town offices against reducing demand. Occupiers have a huge amount of choice with landlord's having to incur capital expenditure on comprehensive refurbishment and improvements to keep up with modern standards and to stay ahead of competing stock. This has been evidenced at Mill Court where the landlord has carried out a grade A refurbishment of the vacant offices and is investing in a new website and branding for the scheme.
- 4.14. A further 95,000 sq ft will be coming available within the second phase of Howard Group's development at the Unity Campus in Sawston in early 2023 which will increase availability substantially.

- 4.15. The office market is going through a fundamental change which has been accelerated by the Covid-19 pandemic and the rise in home working. The supply of office space has risen, principally in second-hand space as occupiers delay making any long-term commitments whilst they consider their space requirements and plan how it will be utilised in the future. Occupiers with lease expiries are deferring office moves and seeking short-term lease extensions until economic conditions improve. A reduction in employment will mean some businesses reducing the amount of office space they occupy. Vacancy rates are likely to rise, both from landlords and through subletting by occupiers.
- 4.16. The longer-term impact is difficult to predict, but it is likely to accelerate the shift towards agile and flexible working, but it could also bring into sharper focus the importance of office space as a place to communicate, offer supervision and training to younger staff, share ideas, provide social interaction and instil corporate identity. These factors will help to steady rising availability along with the possibility of pent-up demand which may be released once lockdown restrictions have been eased.
- 4.17. Generally, there were no signs that deal terms (rent and incentive level) were being significantly affected by Covid during 2020 although it remains to be seen whether this trend will continue throughout 2021.
- 4.18. The buildings at Station Road were not purpose built for office use and provide a typical Grade B offering with limitations. The office accommodation is dated and does not meet the expectations of modern occupiers. Floor plates are small and unconventionally shaped which contrasts with the market preference for large regularly shaped floor plates suitable for open plan working.
- 4.19. The buildings are unattractive and provide an undesirable setting for businesses to be based. The village also has a relatively limited amenity provision which poses a challenge for businesses trying to attract employees to the location.
- 4.20. Due to the age and current state of the buildings it fails to compete with the significant amount of better-quality space available to let in the market and to attract real commercial interest. The offices compare poorly to competing stock and the falling demand for this type of accommodation is evidenced by the shortening lease lengths and persistent vacancy at the property.

5. MARKETING TO DATE

- 5.1. Cheffins commercial department are actively marketing Suites A & B The Stables which can be let either individually or together and Granary House and Link House.
- 5.2. Instructions were confirmed to commence marketing Suite B to let on 12 December 2016 and Suite A 28 April 2017. Granary House and Link House have recently become vacant and marketing commenced in February 2021. I provide a summary of the marketing campaign which has been carried out and the interest below:
- 5.3. Letting Particulars
- 5.4. Particulars with details of the property including photographs and location plan have been produced. The particulars have been available through our Cambridge office since the property was placed on the market.
- 5.5. We enclose a copy of the marketing particulars.

5.6. Mailing

5.7. The particulars have been sent to local and regional commercial property agents who may have retained clients looking for space, together with applicants registered on our database with relevant requirements and those enquiring specifically about the property. The details for Suite A & B have been sent to 63 and 133 applicants respectively during the marketing campaign. The details for Granary House and Link House have been sent to 31 applicants.

5.8. Marketing Boards

5.9. Two 4 x 3 flat boards have been erected on either side of the Stables in prominent locations on Station Road with visibility to passing vehicular and pedestrian traffic. One other 4 x 3 flat board has been erected on the front of Granary House and Link House with another board planned for the Maltings once Adcock have vacated.

5.10. Press Advertising

5.11. We have placed monthly adverts in the Commercial Property Supplements' of both the Cambridge News and Business Weekly for long periods during the marketing period. Both publications comprehensively serve the business community in the Cambridge and Mid-Anglia region.

5.12. We enclose an example of the advertisement.

5.13. Internet Marketing

5.14. We have advertised the property online since the commencement of marketing. Details included downloadable particulars have been displayed via a variety of internet portals including Cheffins.co.uk, EGpropertylink, Zoopa and (up to around May 2020) Rightmove.

5.15. Enquiries

5.16. As a result of the marketing initiatives undertaken, we have received various enquiries which are summarised below:

Date	Company	Requirement Details	Comments
Feb 17	Applicant A	1,500 sq ft requirement for established firm of solicitors	Viewed Suite B. Internal configuration not suitable.
April 17	Applicant B	2 – 2,500 sq ft office for counselling service occupier	Viewed Suites A & B. Too small and preference for open plan.
Sept 17	Applicant C	1,000 sq ft office on the south side of Cambridge for construction business	Offer received for a short-term lease and the rent offered was regarded as being at an unsatisfactory level.
Nov 17	Applicant D	2 – 3,000 sq ft office in central Cambridge or South side. Relocation from serviced offices for leisure consultancy business	Proposal made for a new lease but decided to stay in serviced offices due to concerns over a long-term commitment for growing business.
Nov 17	Applicant E	Data security business with requirement for short-term office space whilst looking to buy.	Required security works too expensive for short term requirement.
Jan 18	Applicant F	2,000 sq ft office for a regional office outside of Cambridge	Viewed Suites A & B. Not suitable - required storage and access for vehicle with trailer.

July 18	Applicant G	1 – 1,500 sq ft of offices for clinic use south Cambridge.	Viewed and considered making an offer before deciding to stay in shared space at the Biomedical Campus, Cambridge.
Sept 18	Applicant H	1,500 – 2,000 sq ft office for recruitment business south Cambridge	Viewed but did not pursue due to condition. Took refurbished office of 1,000 sq ft in Little Shelford.
Oct 18	Applicant I	1 – 2,000 sq ft for life science business for laboratory and office use	Viewed. Early-stage company. Requested that landlord undertake significant works to convert to laboratory which was not viable.
Jan 19	Applicant J	1 – 1,500 sq ft office for charity relocating from Sawston.	Viewed and interested in Suite A on monthly short-term lease only.
March 19	Applicant K	1,500 – 2,000 sq ft for pharmaceutical business downsizing from Granta Park	CEO lived close to Station Road. Requirement for short term lease (1 or 2 years) only.
April 19	Applicant L	500 – 2,500 sq ft office for heating oil & fuel business relocating from site south of Station Road, Great Shelford	Viewed on several occasions but did not pursue requirement for unknown reasons.
July 19	Applicant M	1 – 1,500 sq ft office close to Great Shelford railway station	Took space at Mill Court, Great Shelford. Preferred business community feel of Mill Court.
Sept 20	Applicant N	2,000 sq ft office in Great Shelford area relocation from Langford Arch, Sawston	Viewed. Not suitable due to configuration. Have taken an open plan office in Stapleford.
Oct 20	Applicant O	2,000 sq ft office in south Cambridge. Relocation from Copley Hill Business Park, Babraham	A proposal was made for a short-term flexible lease for Suite B and part of A. The applicant took space at the Mill Court office scheme in Great Shelford.
Jan 21	Applicant P	500 – 750 sq ft for media business relocating from office on Station Road due to redevelopment works	Viewed. Not suitable due to Covid health & safety concerns regarding the air conditioning.
April 21	Applicant Q	2,000 sq ft building for physio clinic.	Reviewed details for Granary House with a view to converting to a rehab centre with gym space but did not pursue interest.
May 21	Applicant R	3,000 sq ft restaurant building with character in Cambridge area.	Moved out of Gonville Hotel during lockdown due restrictions. Discounted as buildings did not match the company image.
July 21	Applicant S	1,500 – 4,000 sq ft building suitable for veterinary use	Enquired about Granary House but decided to pursue freehold options in the Linton area.
Sept 21	Applicant T	500 – 2,000 sq ft shop / office for accountancy business within CB22 area.	Viewed externally. Preference for modern building in high street location ideally with glazed frontage. Location and buildings not suitable.

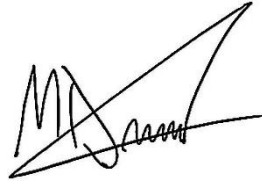
- 5.17. The number of enquiries has been limited for the property throughout the marketing period.
- 5.18. The feedback we have received during viewings is that the configuration does not suit modern working practices due to the closed floor plan.
- 5.19. No other serious expressions of interest have been received during the marketing period and we consider it is unlikely that Suites A & B The Stables can be disposed of to an office occupier in the short to medium term on commercially satisfactory terms unless comprehensive refurbishment is undertaken.

6. CONCLUSION

- 6.1. The Covid-19 pandemic has impacted take up and availability in the office market and accelerated trends towards new working practices.
- 6.2. Without a long-term solution which would take up the available commercial floorspace there are significant questions about the contribution this site can make to employment and thus redevelopment opportunities for non-employment uses should be considered.
- 6.3. With the level of demand falling for out-of-town office space, the exclusion of the Property from the market will result in a negligible impact on the overall stock levels in the local market and will bear no impact on the loss of employment space in the local area for the following reasons:
 - Buildings converted from historical use and provide basic office accommodation which is not suited to modern requirements.
 - The appearance of The Property is dated and offers unconventional accommodation.
 - Basic office accommodation does not appeal to the market as demonstrated by the marketing of Suites A & B The Stables and Granary House and Link House.
 - The Property requires full refurbishment but cannot compete with better quality surrounding availability due to the comprised configuration
 - Grade A refurbishment is not possible due to the configuration and age of the buildings
 - Office demand is for modern, good quality, open plan accommodation in the city centre or established business parks.
 - Demand for out-of-town offices has reduced with few notable enquiries in the market as occupiers remain cautious
 - Covid-19 pandemic has accelerated shift towards agile and flexible working which is likely to see demand for offices decrease.
 - Flight to quality for the best office space with diminishing demand for older offices
 - The rise in serviced offices will absorb some demand typically found for out-of-town offices.
 - Surrounding availability has risen during 2021 with low take-up levels for out-of-town office space
 - There is adequate supply of good quality offices within a 5 mile radius of the property and across Cambridge as a whole, offering alternative options for occupiers.
 - The village is already well provided for office accommodation with better quality office schemes at Mill Court which has vacant floor space available and Station Court.
 - There is a limited provision of staff amenities in the locality and none on site.
 - Changes to Use Classes Order (Class E) has not led to an increase in demand from alternative uses


6.4. In conclusion, we consider it unlikely that the above issues are likely to change within the short to medium term given the Property's location, condition and current and predicted demand trends.













DATED this 27th October 2021.




Mark Drummond. BSc (Hons) MRICS
For and on behalf of
Cheffins,
Clifton House,
1 & 2 Clifton Road,
Cambridge Cambs. CB1 7EA.

APPENDIX 1 – Marketing Literature



		
<p>Cambridge OFFICE/R&D UNIT TO LET</p> <p>Suites from 5,000 – 11,000 sq ft Self-contained building close to Science Park and Guided Bus. Benefits from comfort cooling and dedicated parking. Potential to split. EPC Rating from D (82).</p>	<p>Cambridge INVESTMENT (BUSINESS UNAFFECTED) FOR SALE</p> <p>Mixed use investment for sale on prominent arterial road. Comprising a ground floor retail shop and three residential flats at first floor.</p>	<p>Cambridge INDUSTRIAL UNIT TO LET</p> <p>287.81 sq m (3,098 sq ft) End of terrace industrial unit situated within an established commercial/trade counter location with easy access to the A14 and city centre. EPC Rating E (101).</p>
		
<p>Chesterford Research Park OFFICE SUITES TO LET</p> <p>914 – 3,541 sq ft Office suites available within an impressive period building with stunning natural & landscaped surroundings just 4 miles from M11. Available immediately. Awaiting EPC.</p>	<p>Essex/Finchingfield RESIDENTIAL DEVELOPMENT PLOT FOR SALE AT AUCTION</p> <p>A well located development plot on the outskirts of this picturesque village. Totals 5 acres & includes outline planning consent for a replacement dwelling. Guide Price £200,000+.</p>	<p>Great Shelford SELF-CONTAINED OFFICE SUITES TO LET</p> <p>1,302 sq ft and 1,435 sq ft Refreshed suites available separately or combined situated in South Cambridge, close to a mainline train station & local amenities. Awaiting EPC.</p>
		
<p>Haverhill INVESTMENT OPPORTUNITY FOR SALE AT AUCTION</p> <p>INVESTMENT SALE of freehold purpose built day nursery located at Haverhill Research Park. Income producing. Business Unaffected. Guide Price of £750,000.</p>	<p>March BRAND NEW BUSINESS UNITS TO LET/FOR SALE</p> <p>1,182 sq ft to 6,881 sq ft Business park development comprising office & warehousing units benefiting from superior design & finish with off road parking. Suitable for a range of business uses.</p>	<p>Newmarket MODERN OFFICE SUITE TO LET</p> <p>178.85 sq m (1,925 sq ft) Two storey office suite situated at an established commercial location. Close to local amenities and services with easy access to A14 and town centre. Awaiting EPC.</p>
		
<p>Newmarket BRAND NEW INDUSTRIAL UNITS TO LET</p> <p>7,500 – 57,306 sq ft Two brand new high quality industrial / warehouse ready for occupation in 7 – 9 months. Situated in an excellent location with easy access to A14/A11/M11. Suitable for B1, B2 and BB Uses.</p>	<p>Papworth MODERN INDUSTRIAL WAREHOUSE UNIT FOR SALE/TO LET</p> <p>2,243 sq m (24,055 sq ft) Large modern unit of warehousing/production & office space. Situated on an established commercial location and benefits from a high quality fit out and 75 car spaces. Awaiting EPC.</p>	<p>Swavesey BRAND NEW INDUSTRIAL/WAREHOUSE UNITS TO LET/FOR SALE</p> <p>25,000 – 155,000 sq ft Four brand new speculative units are under construction. Benefiting from 8m – 10.5m eaves height and surface level electric loading doors with electric car charging point. Due for completion in January 2018.</p>

CAMBRIDGE | SAFFRON WALDEN | NEWMARKET | ELY | HAVERHILL | LONDON



01223 213666 cheffins.co.uk *Cheffins*



OFFICE TO LET **129.51 Sq m (1,392 Sq ft)**

Unit A, The Stables
2 Station Road
Great Shelford
CB22 5LT

- Self-contained refurbished office suite
- Close to train station and village amenities
- 4 miles south of Cambridge City Centre
- Popular South Cambs village location
- Available on a new direct lease

1-2 Clifton Road Cambridge CB1 7EA **Tel: 01223 213666** cheffins.co.uk

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Location

Great Shelford is an affluent village located approximately 4 miles south of Cambridge City Centre. The village offers excellent access to the regions' road network, being within 2 miles of junction 11 of the M11 motorway. In addition, the village is served by high quality amenities including a mainline train station (Cambridge and London Liverpool Street), which is within easy walking distance from the property

Description

The property comprises a self-contained office suite comprising a central reception area and two open-plan office rooms with the following specification:

- Newly decorated and re-carpeted
- Comfort cooling/heating
- 3 compartmental trunking with CAT6 cabling
- Integrated fire alarm system
- New ceiling mounted low-energy lighting
- Separate kitchenette
- On-site parking

Accommodation

	Sq m	Sq ft
Office 1	74.17	798
Office 2	28.03	301
Reception Area	23.50	252
Kitchen	3.81	41
Total	129.51	1,392

EPC

The property has an EPC Rating of E(118).

Planning

The property has been used as an falling under Class B1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Department on 08450 450 500.

Service Charge

A service charge will be payable for the maintenance of the building and upkeep of the estate.

Uniform Business Rates

The property is entered into the VOA Rating List 2017 with a rateable value of £23,250 and therefore we estimate the rates payable for 2017/18 will be approximately £10,834.50 calculated at the small business multiplier rate and ignoring the effects of any phasing or relief). Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on (01954) 713113.

Terms

The property is available on a new full repairing and insuring lease at a rent of £25,000 per annum exclusive.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Mark Drummond

Tel: 01223 213666

Email: mark.drummond@cheffins.co.uk



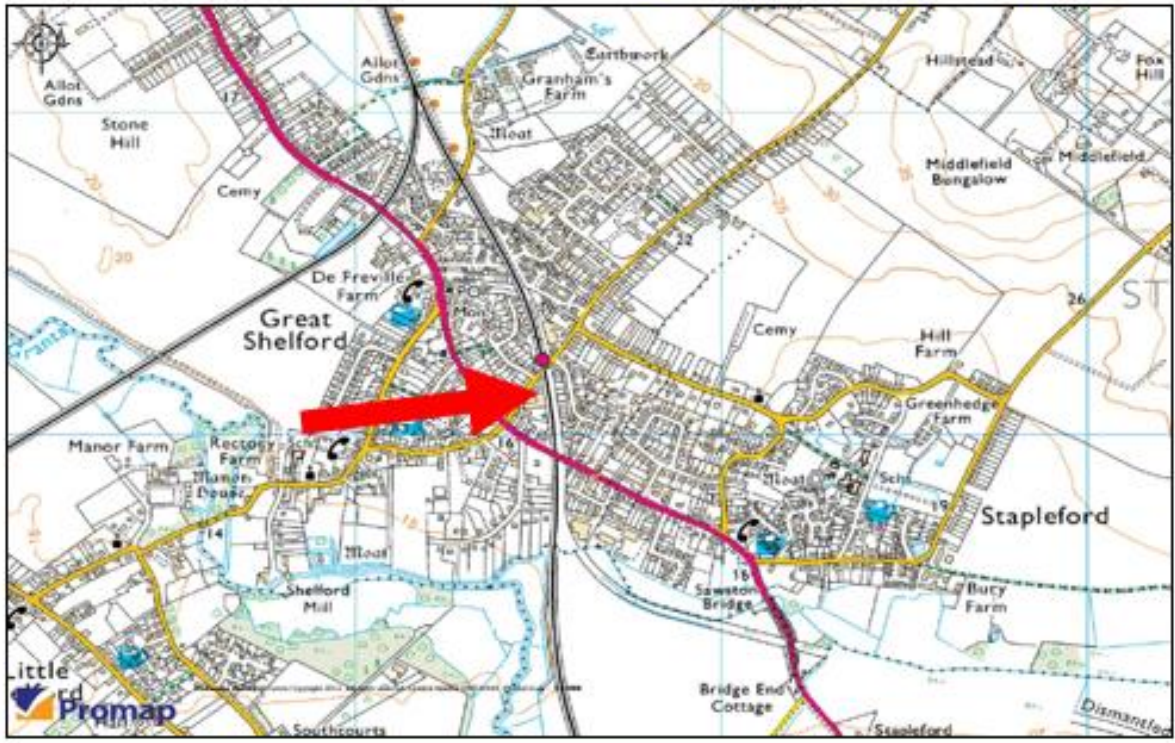
The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.

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TO LET

Unit B, The Stables
2 Station Road
Great Shelford
CB22 5LT

1,436 Sq ft (133.4 Sq m)

- Self contained offices over two floors
- Popular South Cambs village location
- 4 miles south of Cambridge City Centre
- Close to mainline train station
- 4 on-site car parking spaces

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Location

Great Shelford is a popular and affluent village located approximately 4 miles south of Cambridge City Centre. The village offers excellent access to the region's road network, being within 2 miles of the M11 motorway accessed at Junction 11. Stansted Airport is approximately a 30 minute drive away via the M11.

In addition, the village is served by high quality amenities including a mainline train station with direct services to Cambridge and London Liverpool Street and a variety of local shops, public houses and restaurants, all within easy walking distance from the property.

Description

The property comprises a recently refurbished self-contained office suite over two floors with a reception area, offices, a kitchenette and W.Cs on the ground floor and two open plan offices above on the first floor.

Key features include:

- Comfort cooling/heating
- Integrated fire alarm system
- Ceiling mounted lighting
- Separate kitchenette
- A key steel safe box
- 4 on-site parking spaces

Accommodation

The property comprises the following approximate net internal area:

Ground Floor	82.4 sq m	887 sq ft
First Floor	51.0 sq m	549 sq ft
Total	133.4 sq m	1,436 sq ft

Planning

The property has been used as offices falling under Class B1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Planning Dept. on 08450 450 500.

Uniform Business Rates

We understand that the property is entered into the Valuation Office Rating List 2010 with a rateable value of £15,250 and therefore the rates payable for 2015/16 will be approximately £7,579.25 (calculated at the standard multiplier rate and ignoring the effects of any phasing or small business relief). However, interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on (01954) 713113.

Service Charge

A service charge will be payable for the maintenance of the building and upkeep of the estate.

EPC

The property has an EPC Rating of C (73).

Terms

The property is available on a new full repairing and insuring lease at a rent of £25,000 per annum exclusive.

Legal Costs

Each party to bear their own legal costs.

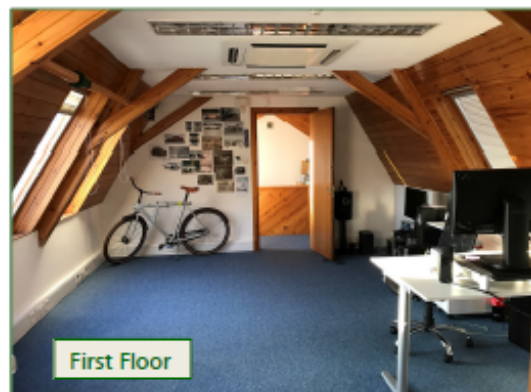
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