



Office – 505 – 1,277 sq ft

# PENDRILL COURT, PAPWORTH EVERARD, CB23 3UY TO LET

## In Brief

- Established office Location
- Good transport links and amenities
- Shared WCs and Kitchen Facilities
- Suspended Ceilings
- Rooftop Terrace
- Lift

### Location

Papworth Everard is a vibrant village strategically located between Cambridge and Huntingdon (10 miles and 7 miles respectively). The A428 provides easy access into Cambridge (15 minutes) whilst the A1198 provides north-south links between Huntingdon, the A14, A505 and the M11.

Pendrill Court is an established office location, home to several companies including; CamNtech Ltd, MAP BioPharma Ltd and Ranplan Wireless. Local amenities include a restaurant, library, shops, coffee shop, bar and health centre. Cambourne, just two miles away provides further facilities including a hotel and a supermarket.

### Description

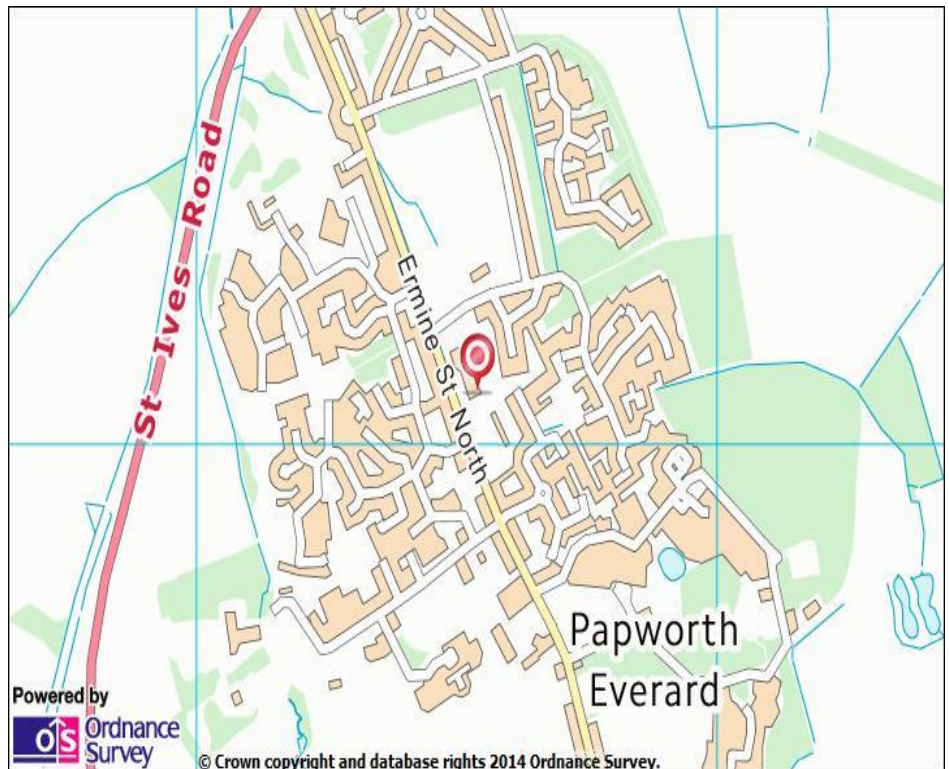
The offices are accessed via a shared entrance lobby. The ground floor suite comprises two small rooms. The first-floor suite comprises two larger open plan spaces and is accessed via the staircase or lift.

The offices includes the following features:

- Receptionist
- Dual Aspect Windows
- Shared WCs and Kitchenette
- Carpeted throughout
- Suspended ceilings
- Perimeter trucking
- Lift
- Air Conditioning units

### Town Planning

The existing use under the Town and Country Planning Act 1987 as amended comes under Class B1 (a) offices.



### Accommodation

The accommodation provides the following net internal area:

	Sq m	Sq ft
Ground Floor	47	505
First Floor	118	1,277

### Additional Information

#### Terms

The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

#### Business Rates

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

#### Legal Costs

Each party to bear their own legal costs.

#### EPC

Available upon request,

#### Postcode

CB23 3UY

#### Enquiries

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