



Office – 6,699 sq ft (622.35 sq m)

PAPWORTH HALL, PAPWORTH EVERARD, CB23 3RD TO LET

In Brief

- Character property
- Grade II* listed building
- Picturesque setting with landscaped grounds
- Good local amenities
- WCs and kitchen facilities
- Generous parking ratio
- Newly refurbished
- 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. The proposed A428 upgrade between Caxton Gibbet and the Black Cat roundabout will improve journeys from those travelling to and from the east (Cambridge) and the west (Milton Keynes) by the introduction of a new 10 miles of dual carriageway. The Oxford – Cambridge Arc is a Government initiative to increase connectivity between the two cities and Milton Keynes. The ambition is to create infrastructure to better connect these cities by way of transport links, including improved road & train links.

Papworth Everard is an established office location, home to several companies including; The Varrier Jones Foundation, CamNtech Ltd and MAP BioPharma Ltd. Local amenities include a restaurant, post office, library, shops, coffee shop, bar and health centre. Cambourne, just two miles away provides further facilities including a hotel and a supermarket.



Description

Papworth Hall is a grade II* listed building with history dating back to its original construction in the early 1800's. For more information on the listing please visit <https://bit.ly/38wfAwI>

The property comprises a number of offices with excellent natural lighting across the ground and first floor. Each of the offices benefit from character features such as high ceilings and rooflights. Internally the property has been redecorated to a high standard including new LED bulbs. Externally the property features giant ionic columns located at the main entrance. Papworth Hall is situated within acres of well-maintained landscaped grounds which feature a grand entrance road leading up to the front of the property.

The Building includes the following features

- Large entrance hall
- WC and Kitchenette facilities
- Carpeted
- High ceilings
- Perimeter trucking and raised floors in areas
- Lift
- Generous on-site parking
- Large basement for storage

Accommodation

The accommodation provides the following net internal area:

	Sq m	Sq ft
First Floor	257	2,756
Ground Floor	365.48	3,943
Basement	174.75	1,880

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First Floor Plan



Basement & Ground Floor Plan



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Additional Information

Virtual Tour Link

<https://bit.ly/2BON8JU>

Drone Footage Link

<https://bit.ly/2Djmsl9>

Terms

The property is available on a new effective full repairing and insuring lease for a term to be agreed. The Landlord may also consider a long leasehold.

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.

Town Planning

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

Pre-App for Building Expansion

From the initial responses on the pre-app, an extension to Papworth Hall would be supported by the local council in principle providing it is sensitive to the Local Green Space designation and heritage constraints. There is scope to provide an extension of the Hall to the north.

EPC

Available upon request.

Postcode

CB23 3RD

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