



bidwells.co.uk



Office – 150-2,120 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

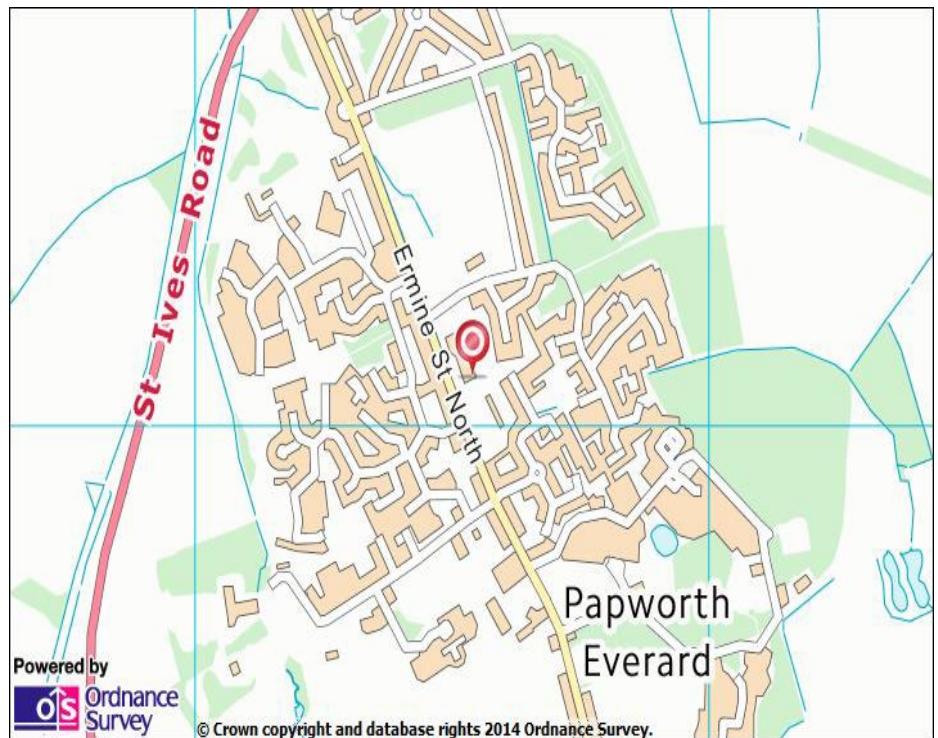
The offices are accessed via a shared entrance lobby. The first-floor suites are accessed via the staircase or lift.

The offices include the following features:

- Receptionist
- Shared car parking
- 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 Updates 2020 comes under Class E.



Accommodation

The accommodation provides the following net internal area:

	Sq m	Sq ft
G102	40	428
G103	165	1,776
G104	47	505
G111 Bay 2	37	402
F102	28	306
F121	36	391
F122 + 123	118	1,277
F306	14	150
F307	64	690
F308	68	729
F310-312	197	2,120

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

Alex Stevenson

01223 559491

Alex.stevenson@bidwells.co.uk

Jack Vestey

01223 559 315

jack.vestey@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. Updated 29th April 2022.