



Offices – Self-contained  
3,672 - 26,195 sq ft (341 - 2,433 sq m)

**In Brief**

- Modern self-contained offices
- Air conditioning
- Adjacent to the A14
- Extensive on-site parking
- Raised floors

**PROSPECT HOUSE, BUCKINGWAY  
BUSINESS PARK, SWAVESEY, CB24 4UQ  
TO LET**

### Location

Located adjacent to Junction 28 of the A14, Buckingway 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 A14 dual carriageway. The A14 is currently undergoing a substantial upgrade which will significantly reduce journey times to both Huntingdon and Cambridge and is due to complete in 2020.

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

### Description

The property comprises a modern semi-detached office building 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. The property offers a flexible work area suitable for sub-division.

### Services

Mains electricity, water, gas, and drainage are available to 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.

### Service Charge

A service charge is levied for the upkeep and maintenance of the communal gardens and car parking areas on the estate.

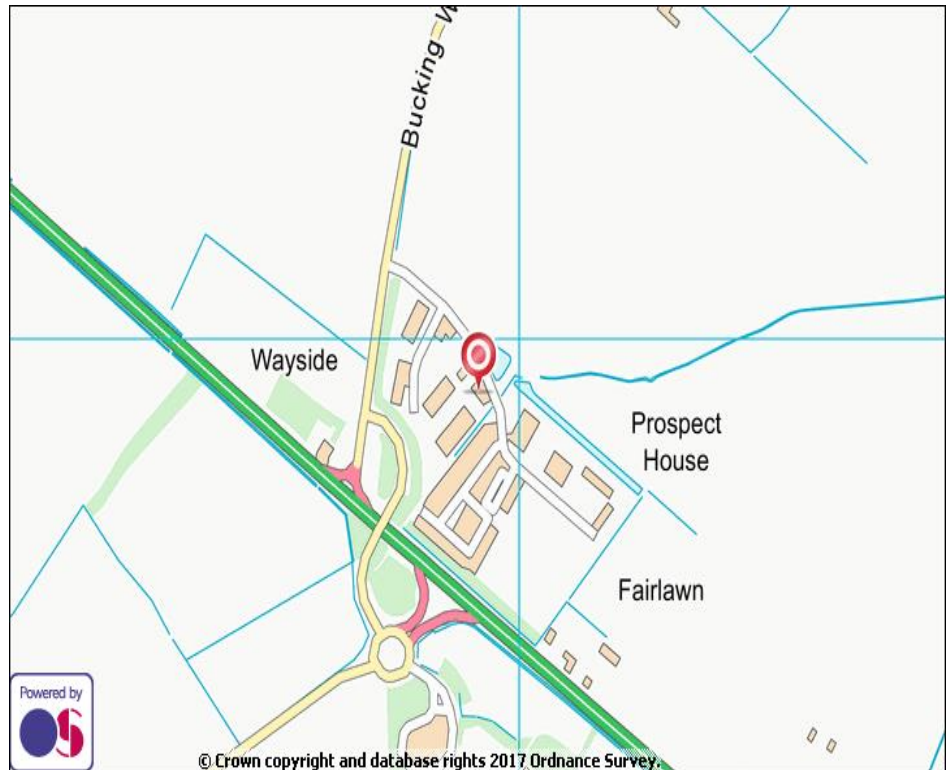
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### Accommodation

	Sq Ft	Sq M
Ground Floor:	13,000	1,207
First Floor:	13,195	1,225
<b>Total NIA:</b>	<b>26,195</b>	<b>2,432</b>

### Additional Information

#### Terms

Available by way of a new direct lease from the landlord.

#### Legal Costs

All parties to bear their own legal costs.

#### Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

To be supplied on request

#### Postcode

CB24 4UQ

#### Enquiries

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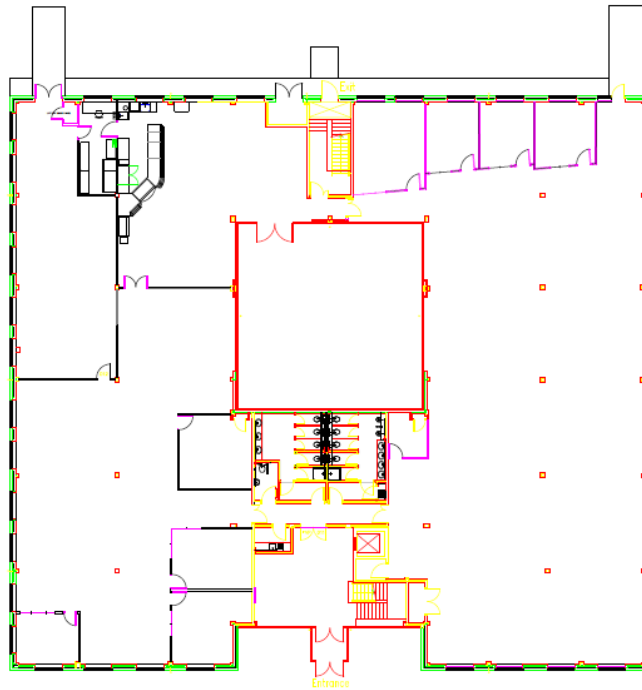
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#### Joint agents:

Barker Storey Matthews – 01480 451 578



First Floor



Ground Floor