



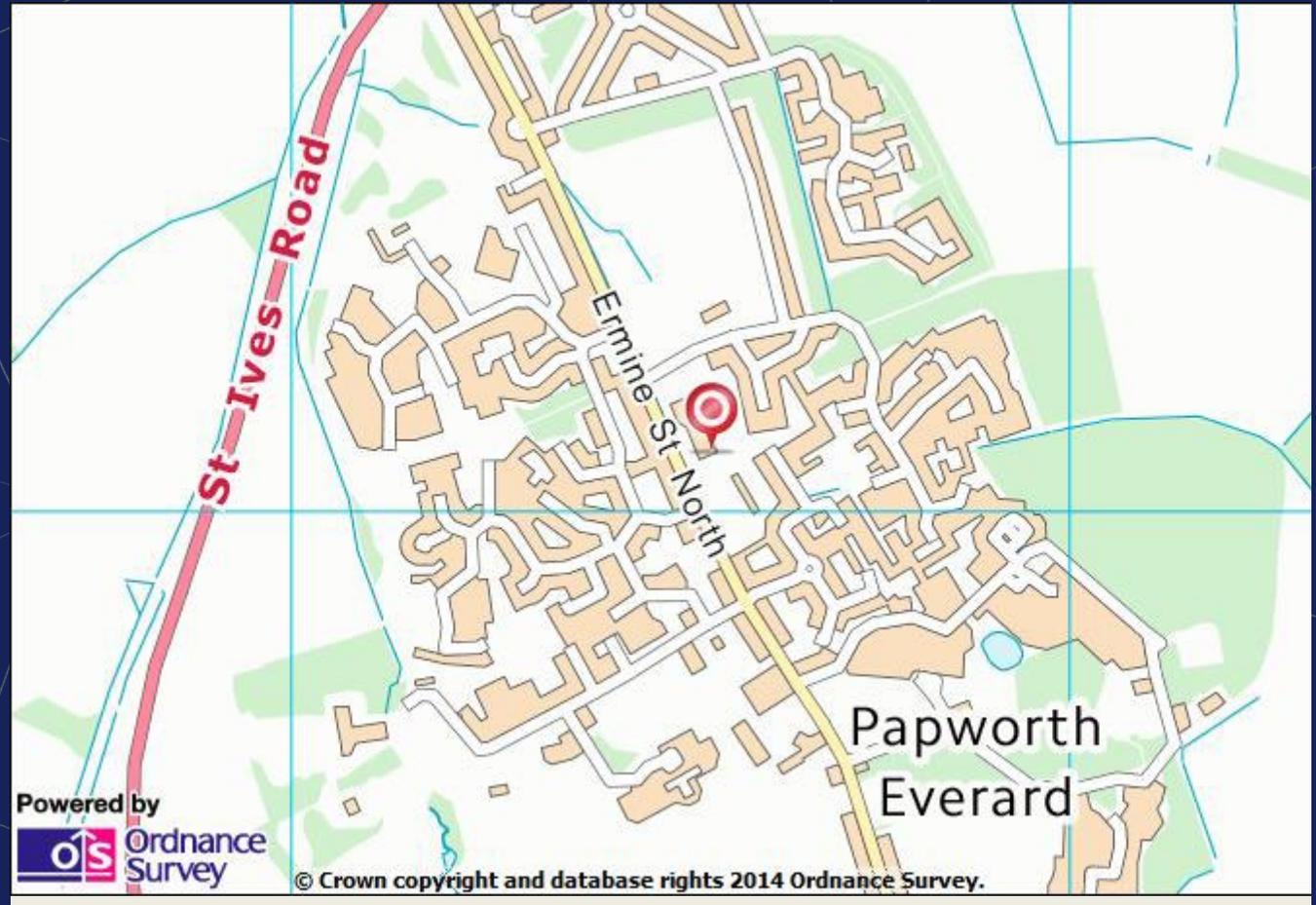
PENDRILL COURT, PAPWORTH EVERARD, CB23 3UY
TO LET | OFFICES: 306 – 2,120 SQ FT (28 – 197 SQ M)


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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.



SUMMARY



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
- Established office location
- Good transport links and amenities
- Shared WC's and Kitchen facilities
- Suspended ceilings
- Rooftop terrace

Additional information

Town planning

The existing use under the Town and Country Planning Act Updates 2020 comes under Class E.

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

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

Available upon request.

Postcode

CB23 3UY

ACCOMMODATION

Part first floor

Description	Sq ft	Sq m
G103	1,776	165
G111 Bay 2	402	37
F301 - F305	2,175	202
F310 - F312	2,120	197
TOTAL	6,473	601



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GALLERY



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Enquiries

George Craig
07779 770 902
george.craig@bidwells.co.uk

Tamarah Keir
07442 668 105
Tamarah.keir@bidwells.co.uk

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