

# OFFICE / R&D SPACE TO LET

3,715 – 9,764 sq ft (354.2 – 907.1 sq m)



NEW  
CAMBRIDGE  
HOUSE

SUITES 5 & 19

- Air conditioned and open-plan with fibre-optic broadband
- Conveniently located for A1(M) and M11 corridors
- Glazed atrium with shared conference and cafe facilities

Bassingbourn Road  
Litlington, Cambridgeshire SG8 OSS

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## LOCATION

New Cambridge House is located on the Litlington to Bassingbourn Road. Both villages offer a range of amenities. Royston is approximately four miles south east and Cambridge 17 miles north east.

The M11, A1 and A10 are all nearby giving access to London, Stansted and Luton airports, and the national motorway network. Royston railway station provides a frequent service to London (Kings Cross) with a journey time of approximately 50 minutes.



[VIEW IN GOOGLE MAPS](#)



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## DESCRIPTION

**New Cambridge House** comprises a multi-occupied office / Research & Development building set within mature landscaped grounds and benefiting from a large staff car park with a ratio of 1:154 sq ft. Occupiers include Cresset Group and Cambridge Pixel.

The property provides high quality accommodation and has the following specification:



Shared reception area featuring an interactive, custom-built welcome screen / intercom



Impressive glazed atrium



Air conditioning throughout



Shared conference and café facilities



8 person passenger lift



Perimeter trunking and suspended ceilings



High speed broadband connectivity



Secure site with CCTV monitoring



3-phase power supply



Easee electric vehicle charging points

**The perfect environment  
to grow your business**



**NEW  
CAMBRIDGE  
HOUSE**





## ACCOMMODATION

The available units at **New Cambridge House** have the following net internal floor areas: However, this space is able to be split to meet size requirements.

Units 5 and 19 can be let together with an internal staircase linking the two floors.

UNIT	SQ FT	SQ M
Suite 5	3,715	345.2
Suite 19	6,049	561.9



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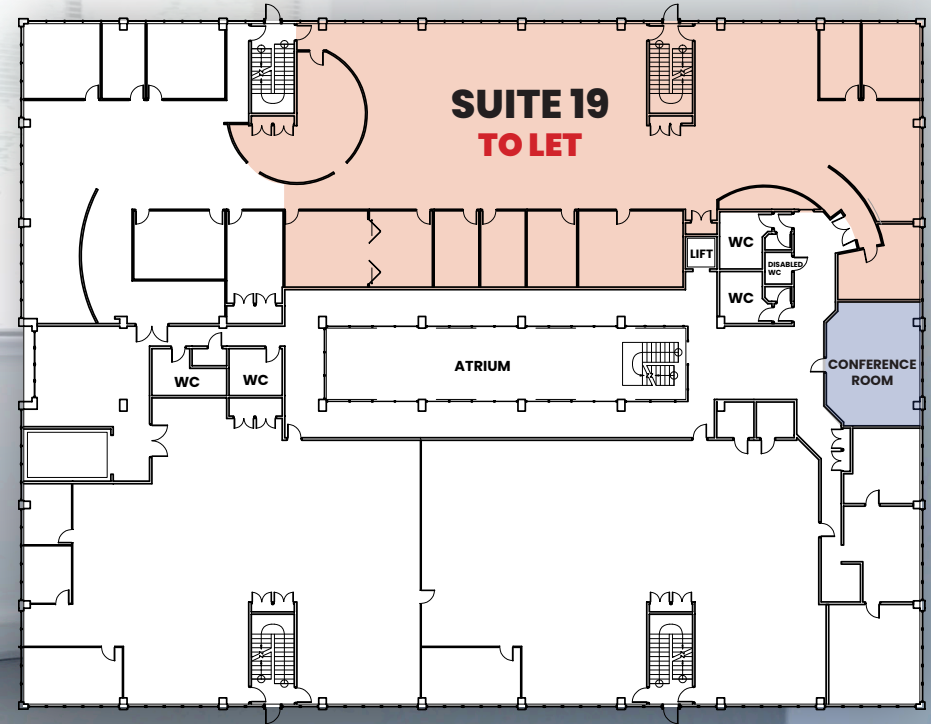
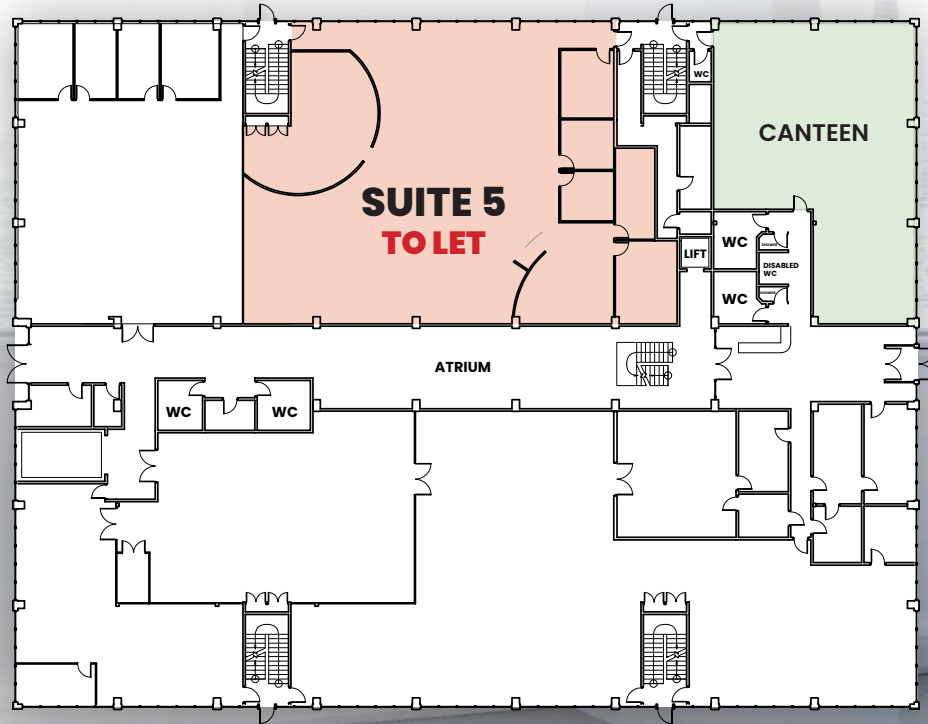
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## FLOOR PLANS

### Ground Floor ▼



### First Floor ▲

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## BUSINESS RATES

The office suites will need to be re-assessed for business rates due to recent changes to the layout of the building. All interested parties are advised to make their own enquiries with South Cambridgeshire District Council on 03450 450 064 to verify their rates liability.

## PLANNING

The property has been used as offices and R&D falling under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

## TERMS

The suites are available to let on new leases for a term to be agreed. Rent incentives available depending on the length of lease and covenant strength. Rent On Application

## VAT

VAT is applicable to the rent.

## SERVICE CHARGE

A service charge is payable in addition to the rent to cover the cost of the utilities (all electricity and heating), insurance and maintenance of the common parts of the building. The service charge contribution for the current year is estimated to be approximately £8.98 per sq ft.

## EPC

The property has an EPC rating of C (71).

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**VIEWING & FURTHER INFORMATION STRICTLY THROUGH THE JOINT AGENTS**

## CHEFFINS

**FREDDIE WOOTTON**

**01223 213666 | [freddie.wootton@cheffins.co.uk](mailto:freddie.wootton@cheffins.co.uk)**

**BROWN  
& LEE**  
Property Consultants



01438 316655 | [brownandlee.com](http://brownandlee.com)

**DANIEL MUSGROVE**

**01438 316655 | [daniel.musgrove@brownandlee.com](mailto:daniel.musgrove@brownandlee.com)**

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