



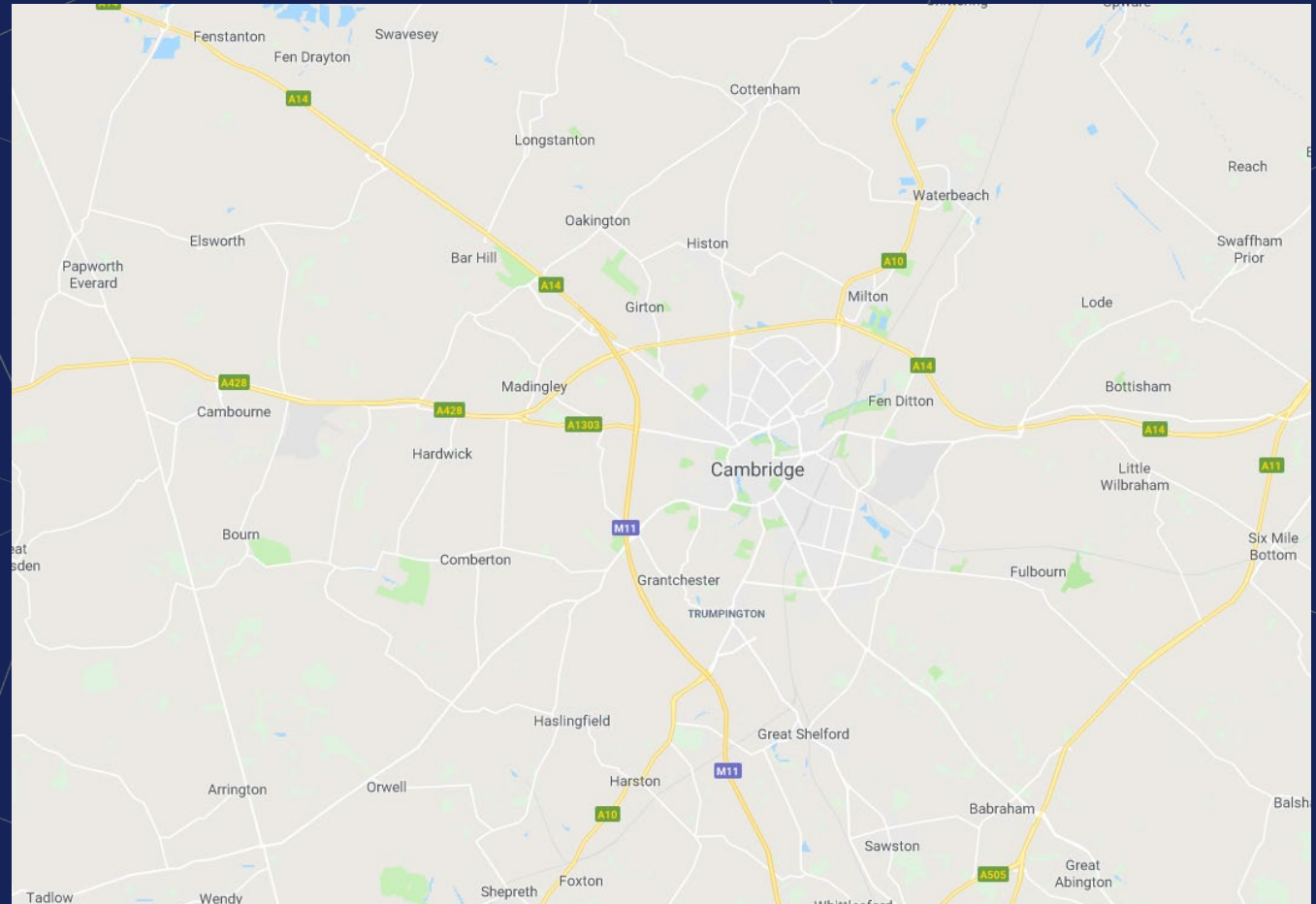
**PROSPECT HOUSE, BUCKINGWAY BUSINESS PARK, SWAVESEY, CB24 4UQ**  
**TO LET | OFFICES – SELF CONTAINED 3,672 – 26,195 SQ FT (341 – 2,433 SQ M)**



## LOCATION

Located adjacent to Junction 28 of the A14, Buckingham 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.

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 Buckingham Business Park is located close to Cambridge Services which includes a Days Inn Hotel, McDonalds, KFC, Domino's Pizza and M & S Foods and a fuel service station.



## SUMMARY

### Ground Floor Plan



#### 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.

#### Additional information

##### Services

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

#### Terms

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

#### Business Rates

All interested parties are advised to make their own enquiries to 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.

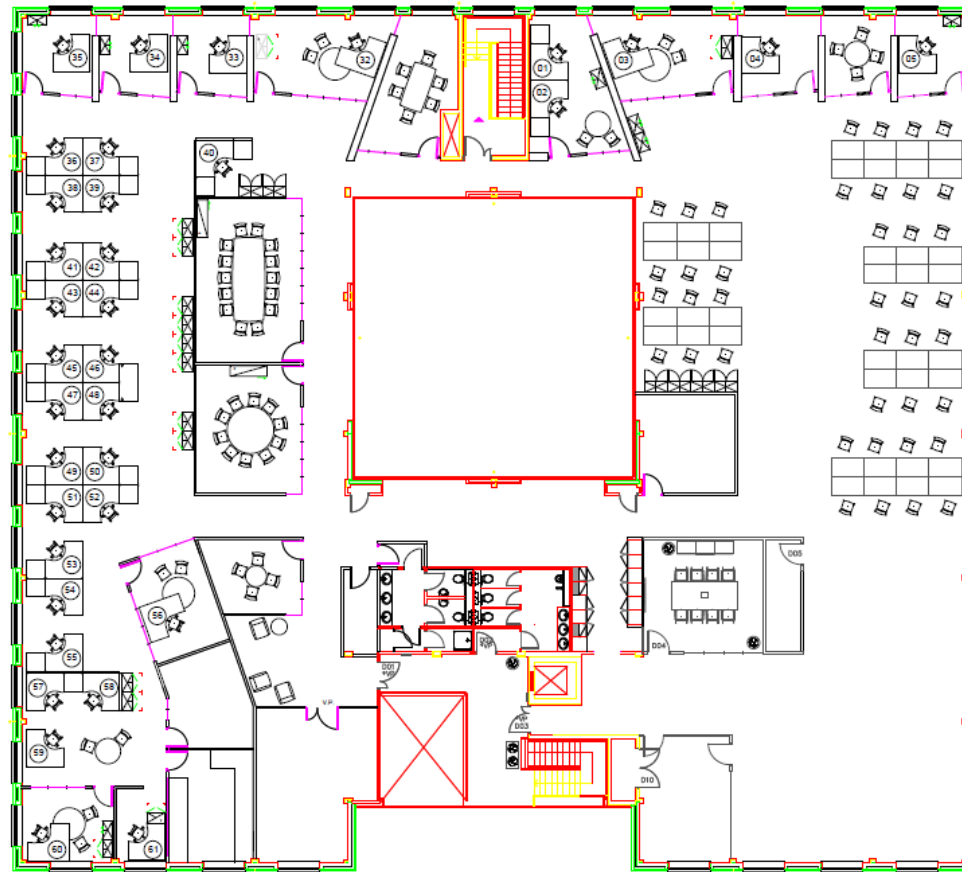
#### Postcode

CB24 4UQ

## ACCOMMODATION

### FIRST FLOOR PLAN

Description	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>2,433</b>



01223 841 841  
bidwells.co.uk



## Enquiries

**George Craig**  
07779 770902  
george.craig@bidwells.co.uk

**Charlie Percival**  
07769 385223  
Charlie.percival@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.