

FREEHOLD FOR SALE

PHOTON HOUSE
Linton, Cambridge, CB21 4NW





A rare opportunity to acquire an office / R&D building in the highly sought-after 'Silicon Fen' innovation & tech hub south of Cambridge.



SECOND FLOOR MAIN OFFICE



LOCATION & SITUATION

Linton is a village in South Cambs, just 10 miles from Cambridge. The region has become a major hub for science and tech companies and has witnessed soaring demand for office / R&D space, with huge investment in innovation and research parks.

Linton benefits from excellent road communications, with direct access to Cambridge via A1307 in 15 minutes or London via M11 in an hour. The nearest station is Whittlesford Parkway, offering fast and regular service to both cities.

London Stansted Airport is 20 miles south on the M11.





ATRIUM STAIRCASE

DESCRIPTION

Photon House is a detached 3 storey office / R&D building which has been refurbished to a high standard by the current occupier. Under the current configuration, the ground floor is used for storage and R&D space, half the first floor as R&D space and the remainder as high-quality office accommodation with LG7 lighting, air conditioning and modern lift.



SECOND FLOOR MEETING ROOM



OUTDOOR KITCHEN AMENITY AREA



OUTDOOR KITCHEN IN USE

The building boasts striking features, including a glazed atrium reception to the front of the building and an outdoor kitchen staff amenity area to the rear.

The current owner has also erected a single storey warehouse to the west of the main building and provides good functional storage space.

The property has very good parking provision, benefitting from some 36 car parking spaces.





GROUND FLOOR STOCK ROOM



SECOND FLOOR MEETING ROOM



SECOND FLOOR OFFICES



FIRST FLOOR WORKSHOP

ACCOMMODATION

The whole site extends to 1.14 acres (0.46 ha.). In accordance with the RICS Code of Measuring Practice 6th Edition, we have measured the building on both a Net Internal Area and Gross Internal Area basis, which are detailed right and below.

<i>Warehouse</i>		GIA
Floor	Sq M	Sq ft
Ground	303.70	3,269

<i>Office</i>	NIA		GIA	
	Sq m	Sq ft	Sq m	Sq ft
Ground Floor	333.33	3,588	367.99	3,961
First Floor	302.76	3,259	357.95	3,853
Second Floor	300.54	3,235	357.95	3,853
TOTAL	936.63	10,082	1,083.89	11,667



WAREHOUSE





OUTDOOR KITCHEN IN USE

PLANNING

We understand that the property is designated Use Class E. We understand that planning permission was never sought for warehouse constructed in 2019; however, the warehouse is on the site of (and matches the footprint of) now-expired planning permission for a 3-storey extension of the existing building. Further information can be provided on request.

BUSINESS RATES

The current rateable value is £107,000 per annum. Parties are advised to make their own enquiries via South Cambridge Council.

EPC C64. A copy can be provided on request.

TENURE Freehold with vacant possession.

PRICE Offers are invited in excess of **£2,950,000** for the freehold interest

VAT To be confirmed.

VIEWING Please arrange viewings via the sole agents:



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