



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





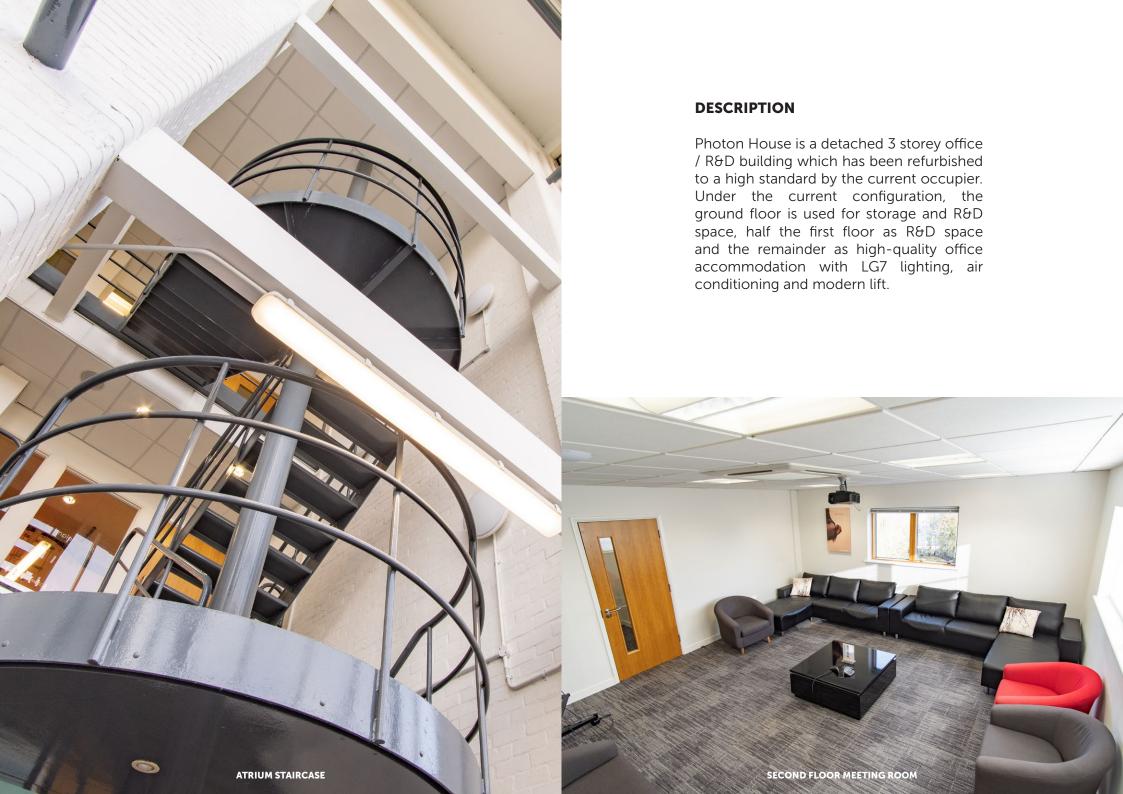
### **LOCATION & SITUATION**

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.





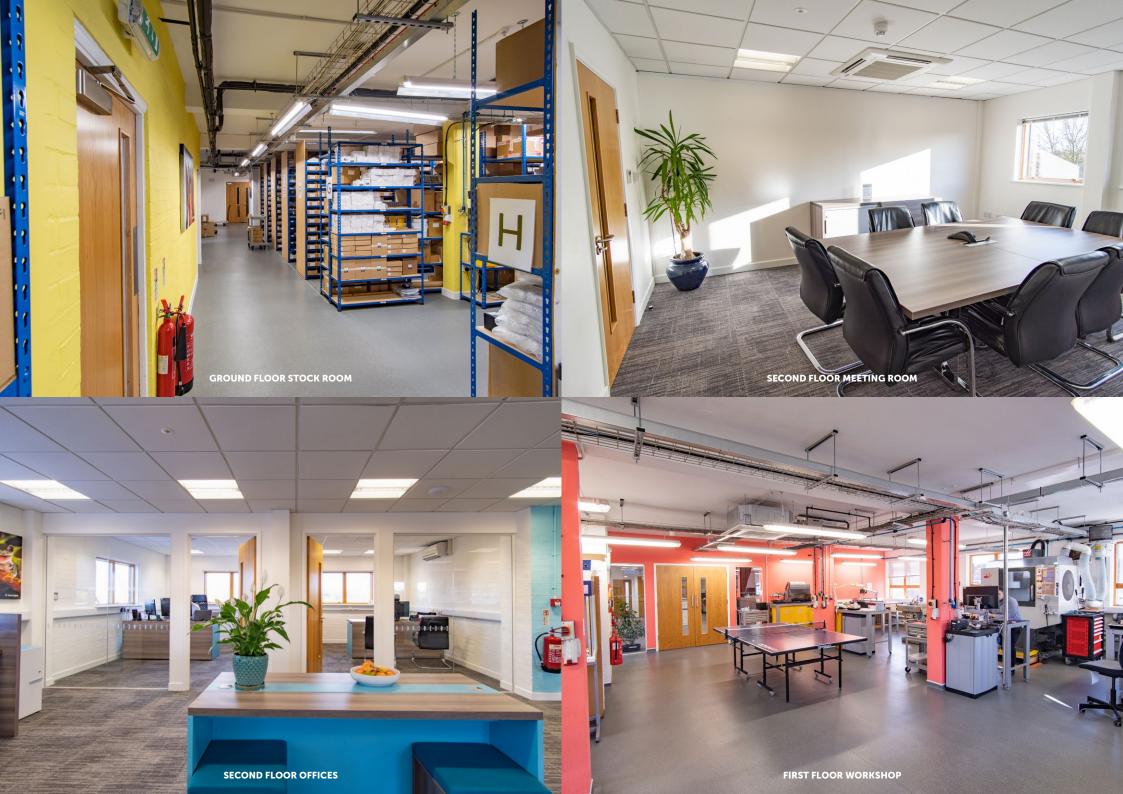


The building boasts striking features, including a glazed atrium reception to the front of the building and an outdoor kitchen staff amenity area to the rear.

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.



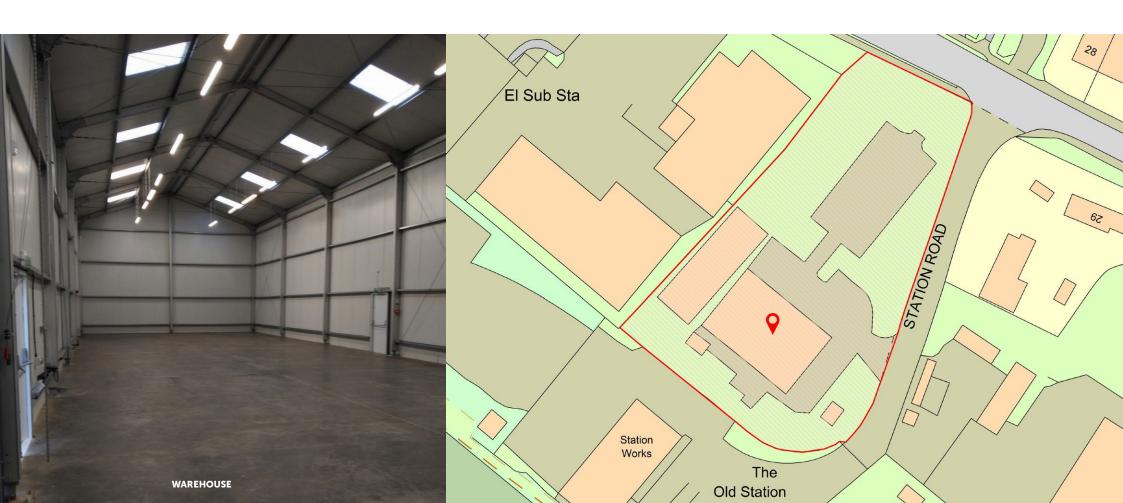


# **ACCOMMODATION**

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.

Warehouse	GIA		
Floor	Sq M	Sq ft	
Ground	303.70	3,269	

Office -	NIA		GIA	
	Sq m	Sq ft	Sq m	Sq ft
<b>Ground Floor</b>	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





### **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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