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BARKER STOREY MATTHEWS
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OFFICE / LABORATORIES – TO LET

HARSTON MILL, HARSTON, CAMBRIDGE, CB22 7GG

192 - 4,287 sq ft (18 - 398 sq m) **Rent: £22.50 per sq ft per annum**

MODERN OFFICE / R&D ACCOMMODATION

- Range of suite sizes
- Attractive landscaped setting
- 5 miles from Cambridge; 2 miles from M11
- Flexible lease terms

Location

Harston Mill is located in the village of Harston just 5 miles south west of Cambridge. The A10 runs through the village linking the M11 (just 2 miles distant) with the A505 providing easy access to the region's main road network. Foxton train station is 1.5 miles distant with direct services to London Kings Cross and Cambridge. Harston offers a range of facilities including a village store and post office, doctors surgery, pubs / restaurants and a petrol filling station. Harston Mill is on the south western edge of the village.

Description

Harston Mill provides modern office and laboratory accommodation for science based companies in an attractive and secure landscaped environment. The property is only a short distance from Cambridge, a global centre of excellence for research and development, business and education.

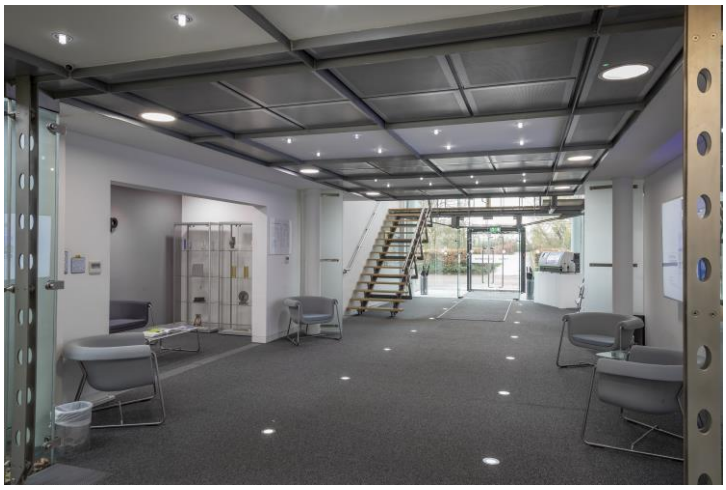
The available accommodation ranges from small suites to larger areas suitable for a variety of office or laboratory uses.

The property benefits from the following features:

- Reception area with receptionist
- Meeting and conference rooms
- Security
- 24/7 access (access control system)
- Ample parking
- Secure cycle parking
- Showers
- Stunning landscaped setting with riverside walks

Lease Terms

A new lease is available with breaks from 3 months notice.



Accommodation

See overleaf for a break down of the available suites with costs.

Rent

The rent will be £22.50 per sq ft per annum exclusive.
VAT is payable on the rent.

See overleaf for available suites with rents and other costs.

Service Charge

There is a service charge of £8.80 per sq ft per annum.

Utilities

Utilities are £4.90 per sq ft per annum.

Rates

Business rates are payable direct by tenants. Further information is available on request.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment with the sole agents Barker Storey Matthews.

Contact:
Ben Green
01223 467155
07825 309599
ben.green@eddisons.com

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

Harston Mill
Availability & Costs
(approximate per annum)

March 2020

Suite	Description	Size	Rent	Service Charge	Utilities	Total
Block A	First floor offices	2,904 sq ft (270 sq m)	£65,340 pa	£25,555 pa	£14,230 pa	£105,125 pa
Block G	Ground floor offices / labs	2,447 sq ft (230 sq m)	£55,058 pa	£21,534 pa	£11,990 pa	£88,582 pa
CR3	Ground floor office	466 sq ft (43 sq m)	£10,485 pa	£4,101 pa	£2,283 pa	£16,869 pa
CR5	Ground floor office	192 sq ft (18 sq m)	£4,320 pa	£1,690 pa	£941 pa	£6,951 pa
CR7	Ground floor office	211 sq ft (20 sq m)	£4,748 pa	£1,857 pa	£1,034 pa	£7,639 pa
CR8	Ground floor office	237 sq ft (22 sq m)	£5,333 pa	£2,086 pa	£1,161 pa	£8,580 pa

Notes:

- Business rates are excluded from the above and to be paid direct by tenants
- The rent is calculated at £22.50 psf pa; service charge at £8.80 psf pa; utilities at £4.90 psf pa
- Costs are subject to review
- CR suites can be combined to offer larger suites
- All costs are approximate and subject to contract

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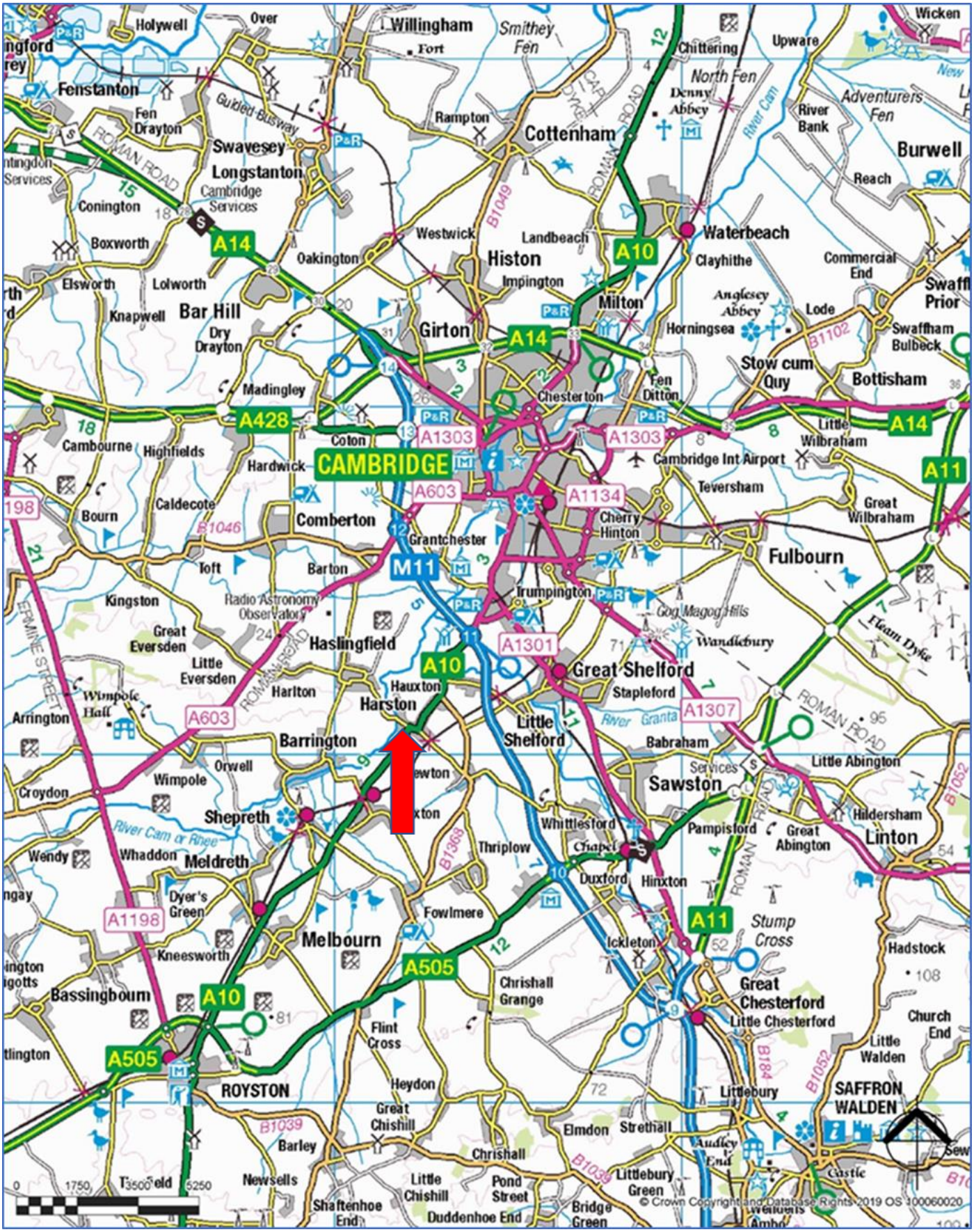

Holywell
Over
Willingham
Smithey Fen
Fenstanton
Fen Drayton
Guided Busway
Swavesey
Longstanton
Cambridge Services
Rampton
Cottenham
Chittering
Upware
Wicken
North Fen
Denny Abbey
River Cam
River Bank
Adventurers Fen
Burwell
Reach
Conington
Boxworth
Westwick
Landbeach
Waterbeach
Clayhithe
Commercial End
Oakington
Histon
Impington
Elsworth
Lolworth
Bar Hill
Knapwell
Dry Drayton
Girton
Milton
Anglesey Abbey
Lode
Horningsea
Swaffham Bulbeck
Stow cum Quy
Bottisham
Madingley
Chesterton
Fen Ditton
Little Wilbraham
Cambourne
Highfields
Coton
Hardwick
CAMBRIDGE
Cambridge Int Airport
Teversham
Caldecote
Bourn
Comberton
Cherry Hinton
Great Wilbraham
Grantchester
Fulbourn
Toft
Barton
Kingston
Radio Astronomy Observatory
Trumpington
Gog Magog Hills
Great Eversden
Haslingfield
Wandlebury
Fleam Dyke
Little Eversden
Great Shelford
Harlton
Hauxton
Harston
Stapleford
Wimpole Hall
Arrington
Little Shelford
River Granta
Barrington
Babraham
Orwell
Wimpole
Sawston
Little Abington
Croydon
Shepreth
Whittlesford
Pampisford
Great Abington
Hildersham
Linton
River Cam or Rhee
Wendy
Whaddon
Meldreth
Thriplow
Chapel
Duxford
Hinxton
Dyer's Green
Fowlmere
Stump Cross
Melbourn
Ickleton
Hadstock
Kneesworth
Chrishall Grange
Great Chesterford
Bassingbourn
Little Chesterford
Church End
Flint Cross
Little Walden
ROYSTON
Heydon
Littlebury
SAFFRON WALDEN
Great Chishill
Elmdon
Strethall
Barley
Chrishall
Audley End
Newsells
Little Chishill
Pond Street
Littlebury Green
Castle
Shaftenhoe End
Duddenhoe End
Bridge Green
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A10
A428
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