

# John Jameson



## Accommodation

The premises benefits from the following gross internal areas:-

Unit 7 – 125.8 sq m (1,354 sq ft)

Unit 8 – 125.8 sq m (1,354 sq ft)

## Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition

## Lease Terms

The premises are available on new full repairing and insuring leases for a term by negotiation, subject to 3 yearly upward only rent reviews.

## Tenure

The properties are available leasehold.

## Rent

Unit 7 - £8,801 per annum exclusive.

Unit 8 - £8,801 per annum exclusive.

## Rates

To be assessed. Rates payable 2008/2009 are based on a charge of 43.4 pence in the pound. However, the amount may be affected by transitional adjustments and could be higher or lower. Interested parties are advised to check with the Local Rating Authority.

## Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from John-Jameson

## Planning

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

## Viewing

Strictly by appointment with John-Jameson

Telephone – 01223 835004

E-mail – [enquiries@johnjameson.co.uk](mailto:enquiries@johnjameson.co.uk)

Papworth Business Park

Village Centre

Cambridge Westpoint, Papworth Business Park - Site plan

Accommodation	
Unit 1	1,770 sq.ft.
Unit 2	1,770 sq.ft.
Unit 3	1,720 sq.ft.
Unit 4	1,720 sq.ft.
Unit 5	2,345 sq.ft.
Unit 6	1,485 sq.ft.
Unit 7	1,485 sq.ft.
Unit 8	1,520 sq.ft.
Unit 9	840 sq.ft.
Unit 10	885 sq.ft.
Unit 11	885 sq.ft.
Unit 12	885 sq.ft.
Unit 13	885 sq.ft.
Unit 14	885 sq.ft.
Unit 15	885 sq.ft.
Unit 16	885 sq.ft.
Unit 17	885 sq.ft.
Unit 18	885 sq.ft.
Unit 19	1,230 sq.ft.
<b>TOTAL</b>	<b>23,850 sq.ft.</b>
<b>Car Parking</b>	<b>75 spaces</b>

These particulars do not form any part of an offer or contract. Whilst every effort has been made to ensure the dimensions are correct, they are given as a guide and no liability can be accepted for any error arising. Anthony Clarke and Partners do not make or give any warranty or representation whatever in relation to these properties. All prices are exclusive of VAT unless otherwise stated June 2005.