



GILMARTIN LEY

# Commercial / medical use building to let - Sawston Cambridgeshire

**21 High Street,  
Sawston,  
CAMBRIDGESHIRE, CB22  
3BG**



## Area

Gross Internal Area: 386 sq.m. (4,154 sq.ft.)

## Rent

Guide rent £40,000 per annum (approx.  
£3,333 monthly) subject to contract

## Property Description

This detached property was originally built and used by Barclays Bank and occupies a prominent corner site.

Falling within Planning Use Class E it may be used for a wide variety of uses including research and development, light industrial, clinic / health centre / consulting rooms, offices, shops, restaurant, and day nursery.

The property may also be suitable for other uses including education, subject to planning permission.

Having windows on all four sides of the building the property benefits from good natural daylight.

The property includes parking to the front, side and rear.

It is available to lease immediately.

The property requires refurbishment. This is reflected in the quoting rent and the landlord expects to grant incentives to the incoming tenant as a result.

## Key considerations

- > Suitable for a wide variety of uses including R&D / bio-science
- > Excellent parking provision
- > Prominent corner position
- > Excellent transport connections
- > Attractive rental level with incentives available





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## Accommodation

Gross Internal Area: 386 sq.m. (4,154 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
First floor	195.42	2,103	
Ground floor	190.52	2,050	
Front side and rear car parks			

## Property Location

Sawston is a thriving Cambridgeshire village about 8.5 km south of the centre of Cambridge.

The High Street provides a pleasant environment, road traffic having been reduced because of the bypass which runs west of the village.

The surrounding area is dominated by its proximity to Cambridge which has been a factor in the emergence / growth of various nearby science / business parks including Babraham Research Campus (2.5 km to the north-east) and Granta Park (3.6 km to the east).

Cambridge Bio-medical Campus, next to Addenbrooke's / Royal Papworth Hospitals, is 6 km to the north.

The nearest station is Whittlesford Parkway, 2.1 km to the south which provides services to London Liverpool Street (journey time 64 minutes) and Cambridge (journey time 12 minutes). The property is on the no. 7 bus route from Saffron Walden to Cambridge.

The area also boasts excellent provision for cyclists with the journey to the southern edge of Cambridge being accessible via the National Cycle Network, the majority of this route being on dedicated paths separate from traffic.

Road transport communications are also excellent, the property being c 3 km from both the M11 and A11 with the A505 less than 2 km to the south.

**2023 Rateable Value** £28250.00

**Estimated Rates Payable** £13560 per annum

**Service Charge p.a.** N/A

**Premium** None

**Terms** New fully repairing and insuring lease available on terms to be agreed. Landlord incentives are available to reflect the investment required by the incoming tenant.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** South Cambridgeshire District Council

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <https://www.gilmartinley.co.uk/properties/30626>  
Sawston cycle map

**Last Updated:** 15 Apr 2024

<https://www.gilmartinley.co.uk/properties/to-rent/offices/sawston/cambridgeshire/cb22/30626>

*Our ref: 30626*

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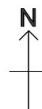
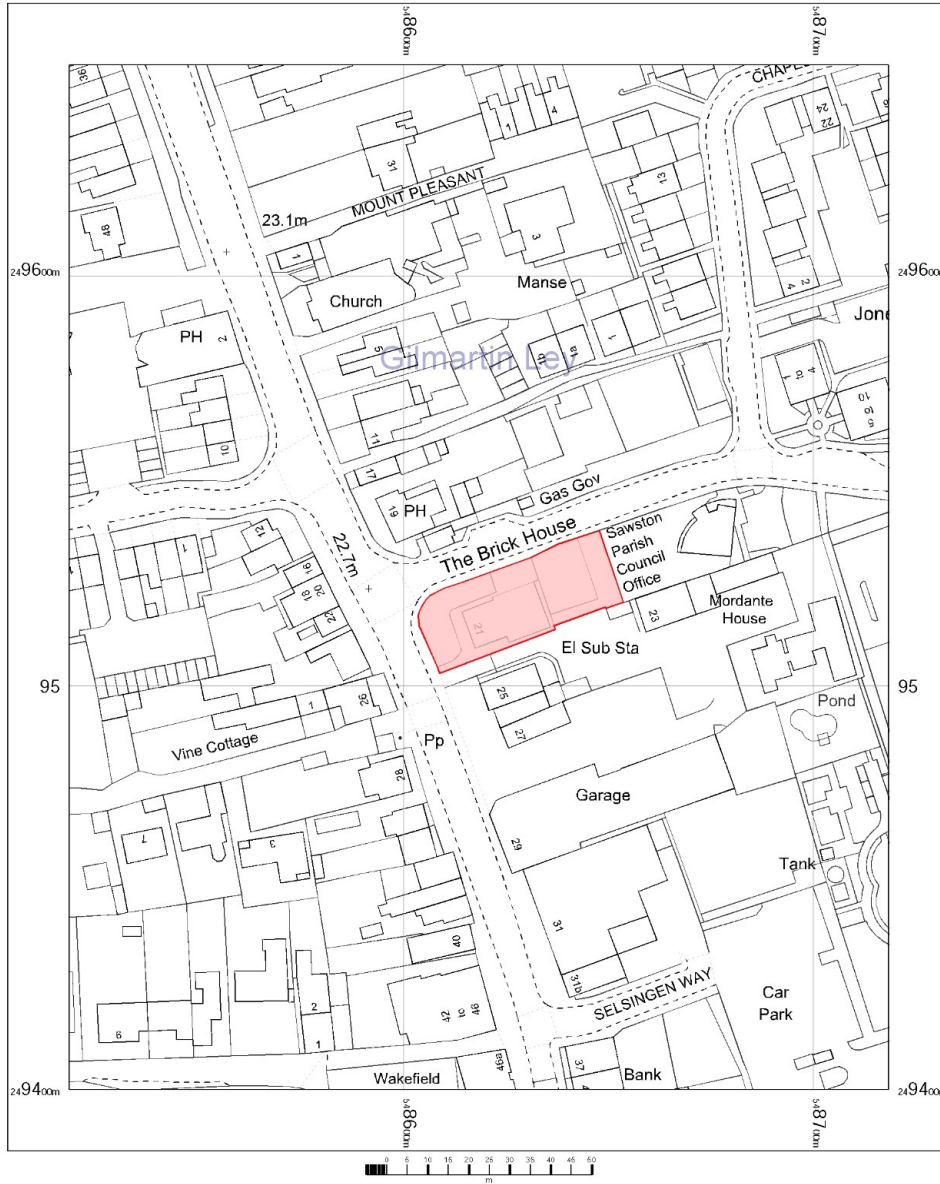
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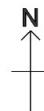
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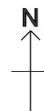
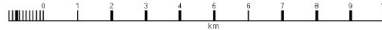
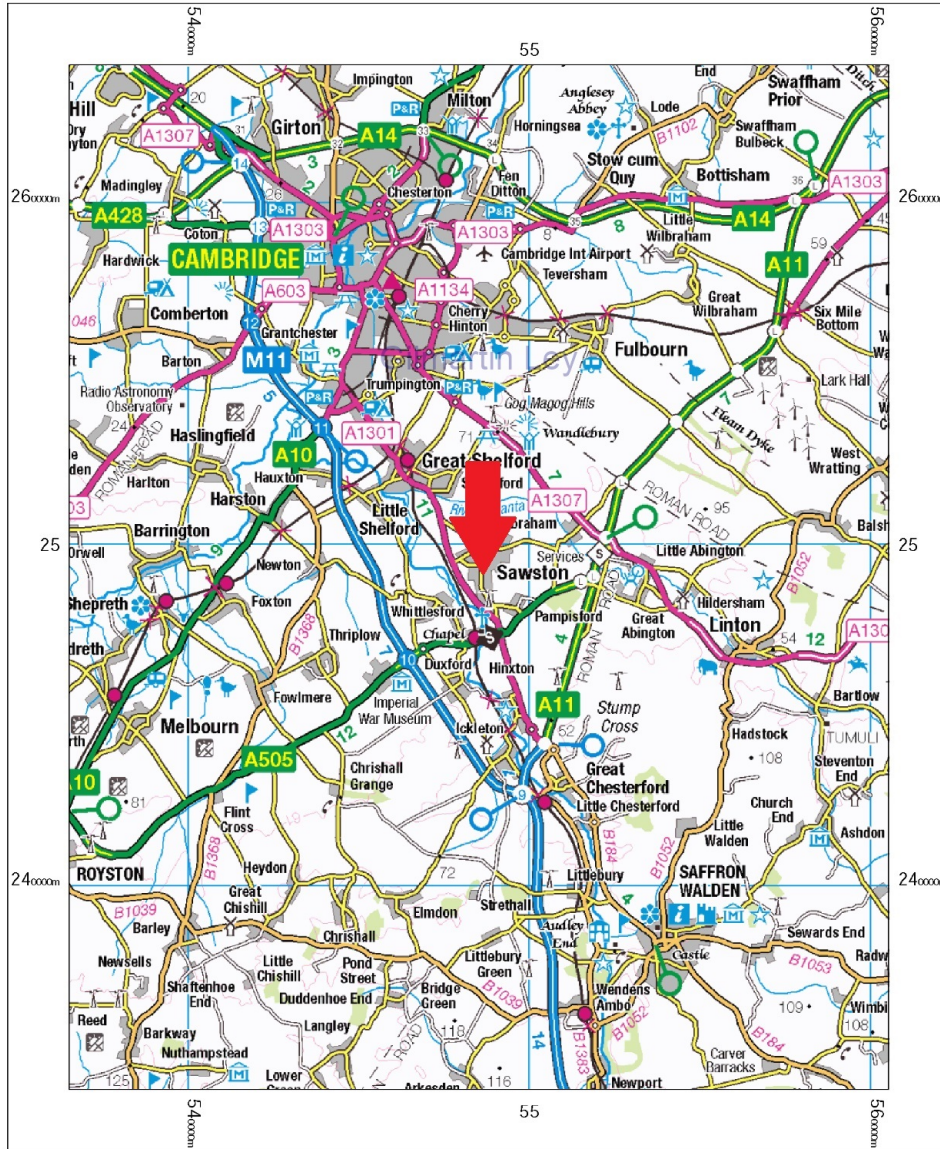
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