



Creating a safer  
**Cambridgeshire**

**To:** Business Coordination Board

**From:** Chief Constable

**Date:** 21 September 2017

**Unit C Chord Business Park, Godmanchester**

**1. Purpose**

- 1.1 To seek approval of the Business Coordination Board (“the Board”) to continue to market the leasehold of the premises.
- 1.2 To seek approval of the Board for the S151 Officer to accept the most economically advantageous offer for a lease of the asset.

**2. Recommendation**

- 2.1 The Board is recommended to approve the continued marketing and subsequent grant of a lease of Unit C Chord Park.
- 2.2 To seek approval of the Board for the S151 Officer to accept the most economically advantageous offer for a lease of the asset.

**3. Background**

- 3.1 Chord Park comprises a modern development of five office buildings within an established business park on the outskirts of Godmanchester.



- 3.2 Unit C, which comprises 359 sq m (3,870 sq ft) of office space, became surplus to operational requirements in December 2015 and was subsequently refurbished.
- 3.3 The asset was held as potential temporary accommodation in connection with collaboration.
- 3.4 Marketing and Valuation advice was sought from local agents who confirmed that local supply of similar office accommodation was becoming more limited, hence it being a good time to offer space. Estates Sub Group subsequently authorised the marketing of the unit.
- 3.5 Unit C has been actively marketed by local agents since June 2017 with the following terms being offered:
  - Lease: Fully repairing and insuring lease.
  - Rent: £55,000 per annum exclusive

**4. Summary**

4.1 Whilst there has been limited interest to date, the unit is receiving enquiries in a traditionally quiet time.

**5. Recommendation**

- 5.1 To seek approval of the Business Coordination Board (“the Board”) to continue marketing.
- 5.2 To seek approval of the Board for the S151 Officer to accept the most economically advantageous offer for a lease of the asset.

**BIBLIOGRAPHY**

<b>Source Document</b>	Cambridgeshire Constabulary Estate Management – Property Files
<b>Contact Officers</b>	Elly McKee Estates Management Surveyor, Cambridgeshire Constabulary Colin Luscombe, Director of Estates, Cambridgeshire Constabulary