

OFFICE SPACE

TO LET

Suite 1 (Ground floor)
Scutches barn
High Street
Whittlesford
CB22 4LT

Total 995 SqFt - 89 SqM

- Available November 2023
- Open plan office space, with 2 meeting rooms.
- Close proximity to Cambridge.
- Easy links to London Liverpool Street.
- On-site parking.



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LOCATION

The property is located in the village of Whittlesford which is just South of Cambridge city. Whittlesford has a good level of amenities. Whittlesford Parkway station is nearby and provides direct links to both Cambridge city and London Liverpool Street. There is easy access onto the A505 which then connects to the A11, A14 and M11.

DESCRIPTION

The office is a ground floor suite within a Grade II* listed building. It is an open plan arrangement with two meeting rooms. There are two WC's, a kitchen and a storage room.

The original building dates back to the mid-18th century.

On-site parking is available.

ACCOMMODATION

The property has been measured on a Net Internal basis. All figured quoted are for guidance purposes only.

	Sq Ft	Sq M
Suite 1	955	89
Total	955	89

BUSINESS RATES

Interested parties are advised to confirm by contacting the Local Authority directly (South Cambridgeshire District Council)

PLANNING USE

The property's current use is offices (Use class E).

RENT

Rent: £22 per sq ft

Terms

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

EPC

EPC Rating - 58 C

VAT

We assume VAT will be applicable.

ANTI MONEY LAUNDERING

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

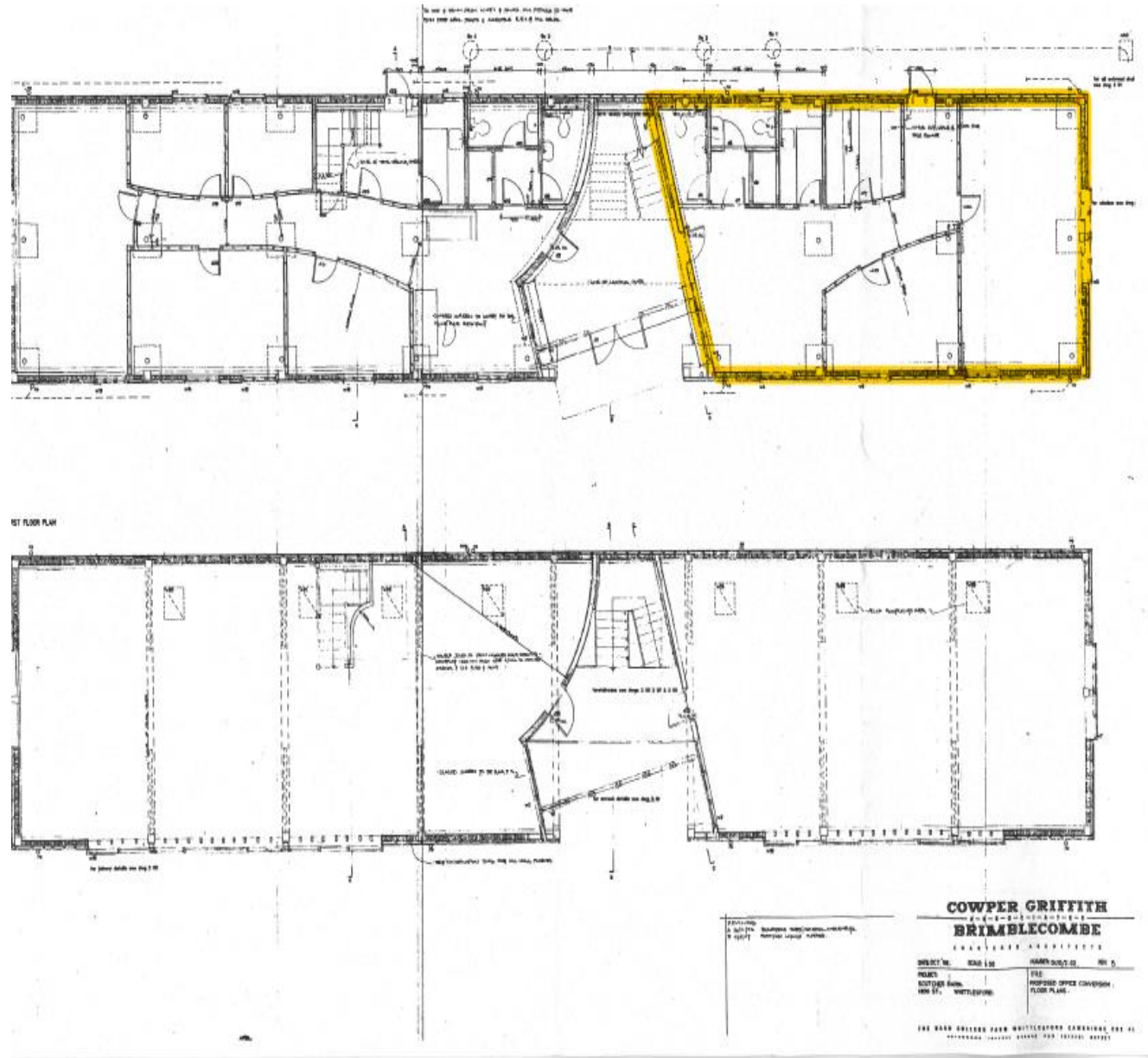
LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

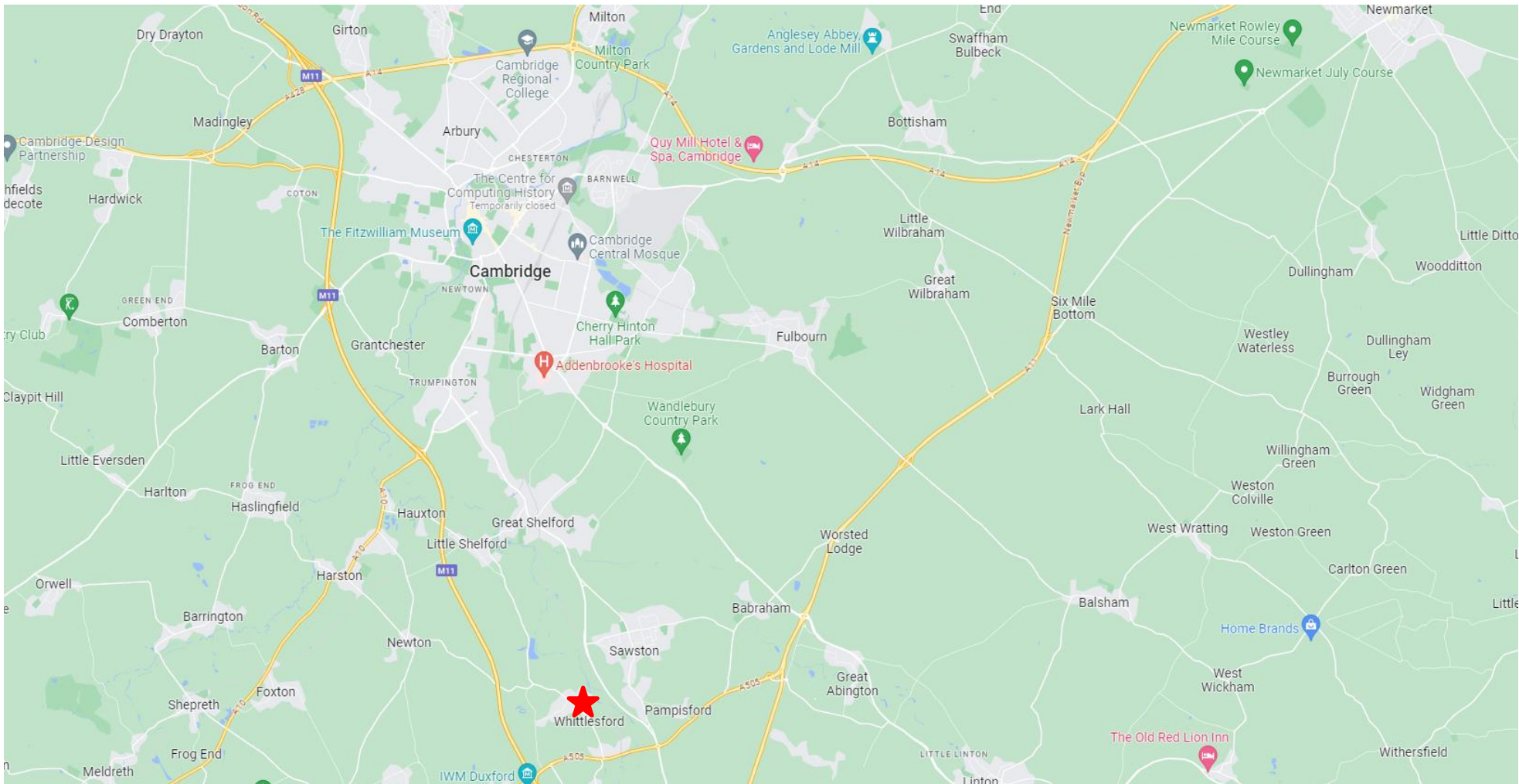
Strictly by appointment with Carter Jonas - 01223 362828

Plan (not to scale)



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(Google maps)

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. October 2023.

CONTACT

Charles Clark
01223 326828 / 07780 667063
Charles.Clark@carterjonas.co.uk

Harriet Willmott
01223 558034/ 07979703172
Harriet.willmott@carterjonas.co.uk

carterjonas.co.uk/commercial



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