

01223 467155

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**HILLSIDE MILL, QUARRY LANE, SWAFFHAM BULBECK
CAMBRIDGE, CB25 0LU**

Rent: £38,000 per annum

Size: 3,070 sq ft (285 sq m)

- Self-contained office building
- 15 car parking spaces
- Located between Cambridge & Newmarket
- Easy access to A14, A11 & M11

LOCATION

Swaffham Bulbeck is located midway between Cambridge and Newmarket, offering easy access to the A14, A11 and M11. Local amenities in the village include a post office/village store and a public house, both within easy walking distance. The subject offices are prominently located at the junction of Quarry Lane and Swaffham Heath Road.

DESCRIPTION

Hillside Mill is a self-contained office building arranged over two floors offering good quality office accommodation, together with kitchen and WC facilities. The accommodation is arranged as a number of rooms of differing sizes, from single person offices to larger meeting and conference rooms. There is air conditioning to part. Externally, there are 15 dedicated car parking spaces.



ACCOMMODATION

	Sq m	Sq ft
Ground Floor	154	1,658
First Floor	131	1,412
Total	285	3,070

SERVICES

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

RENT

The rent will be £38,000 per annum exclusive.

VAT

We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available by way of a new lease for a term to be agreed.

TIMING

The property is available from the end of August 2021.

RATES

To be assessed.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

To be supplied.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

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

Ref: 146670 210615



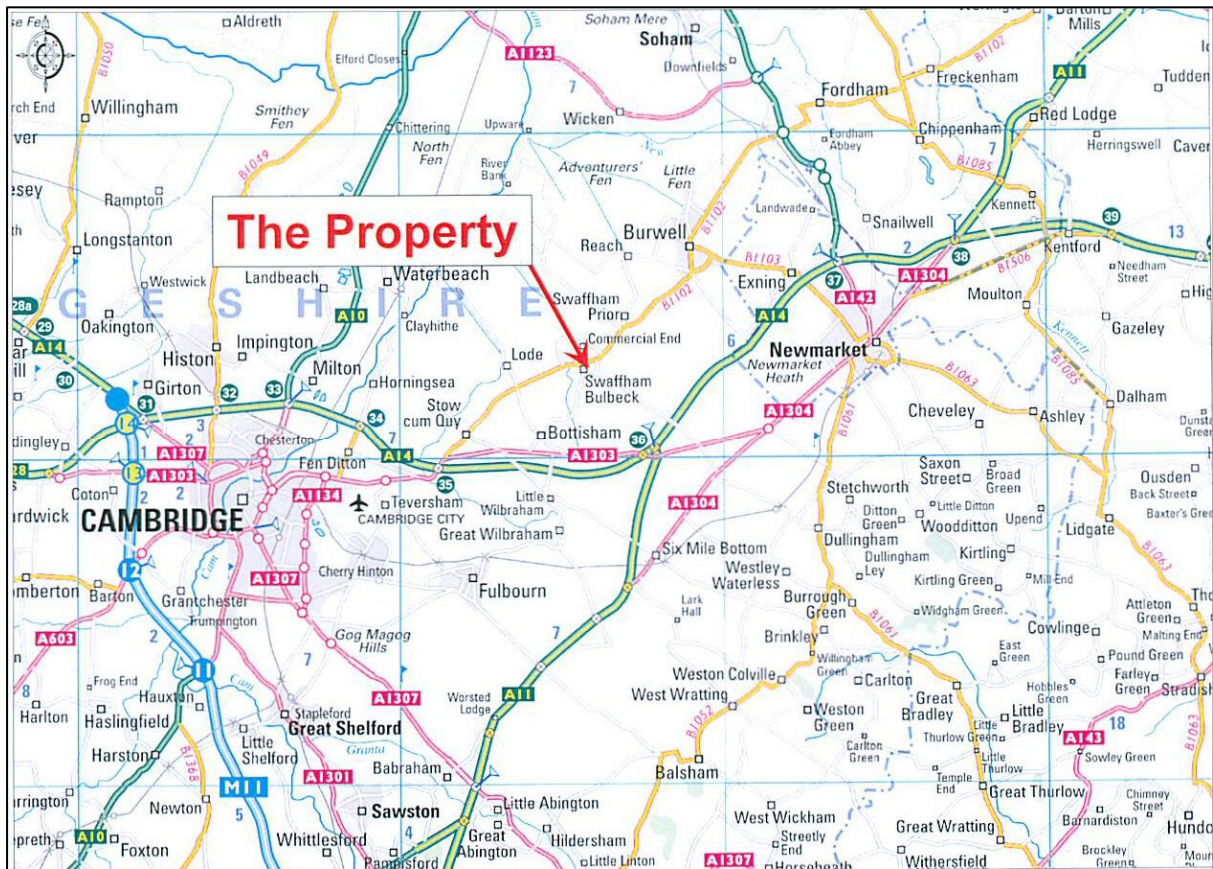
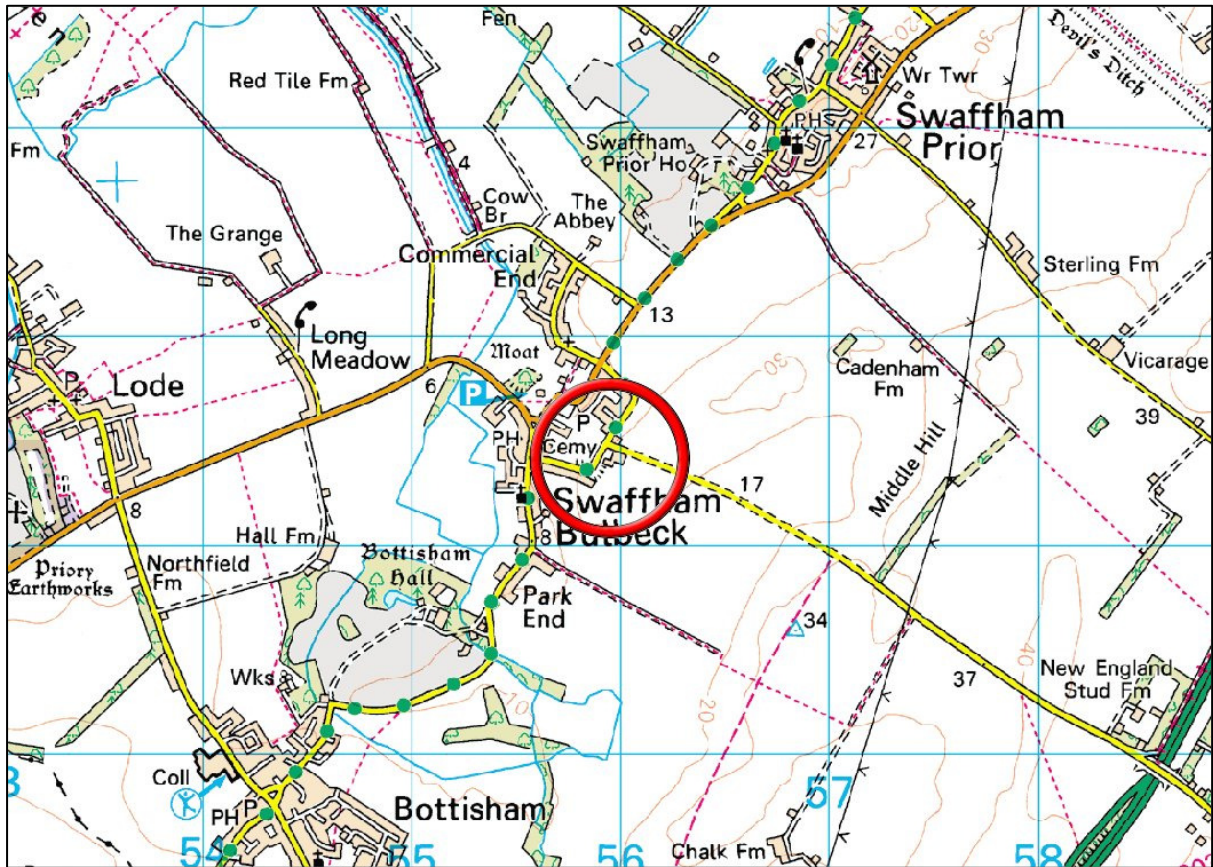
For more information, visit eddisons.com
T: 01223 467155

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Barker Storey Matthews



For more information, visit eddisons.com
 T: 01223 467155

Eddisons

Incorporating Barker Storey Matthews

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.