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OFFICE - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



## STATION HOUSE, STATION ROAD, LINTON, CAMBRIDGE, CB21 4NW

**Rent: £10,000 - £42,000 per annum**

**Size: 342 - 2,052 sq ft  
(32 - 191 sq m)**

- Two office buildings available individually or combined
- Attractive former train station in landscaped grounds
- Short walk to village centre amenities
- Car parking

## LOCATION

The property is located at the western end of Linton village and has direct access off the A1307 Cambridge to Haverhill route. The A11 (M11/Stansted link) is just 3 miles away. The nearest railway stations are located at Great Chesterford approximately 4.13 miles distant and Whittlesford approximately 4.49 miles distant.

Linton village centre is a short walk and offers numerous amenities including café, convenience store, pubs and doctors surgery.

## DESCRIPTION

Former Linton train station which has been sympathetically converted to modern offices of great character set within delightful private landscaped grounds with ample parking.

The accommodation comprises the Main Building and Waiting Room, which are available individually or combined.

### Main Building

An attractive Victorian building, which was once the ticket office and station master's accommodation, converted to create modern offices comprising a number of rooms of various sizes, separate kitchen and WC facilities.

Key features include:

- Air conditioning (being installed)
- Male/female WCs
- Intruder alarm
- Kitchen
- Fibre optic broadband capability

### Waiting room

The property sits on the former southern platform and overlooks the sunken garden created from the old track line. Internally the offices are arranged as two open plan rooms, together with a kitchen, WC and store cupboard. Large windows and double doors that open on to the old platform, fill the building with natural light and create a unique working environment. The space could make a fantastic meeting/board room.

Key features include:

- Economical storage heating
- Fitted kitchen
- Fibre optic broadband capability
- Excellent natural light

## ACCOMMODATION

The available accommodation comprises the following two office buildings, available individually or combined:

Main Building	1,710 sq ft	158.90 sq m
Waiting Room	342 sq ft	31.78 sq m
<b>Total</b>	<b>2,052 sq ft</b>	<b>190.68 sq m</b>

(approx. net internal areas)

## RENT

A new lease is available for a term to be agreed at the following rents:

Main Building	£32,000 per annum exclusive
Waiting Room	£10,000 per annum exclusive
<b>Total</b>	<b>£42,000 per annum exclusive</b>

## VAT

We understand that VAT will be charged on the rent.

## RATES

We understand from the VOA website that both buildings are currently under a single assessment with a rateable value of £29,750.

## LEGAL COSTS

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

## EPC

Available on request.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Ben Green

07825 309599

[ben.green@eddisons.com](mailto:ben.green@eddisons.com)

Joe Berry

07977 231356

[joseph.berry@eddisons.com](mailto:joseph.berry@eddisons.com)

Ref: 175095 230920

For more information, visit [eddisons.com](http://eddisons.com)

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### 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.

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## Main Building



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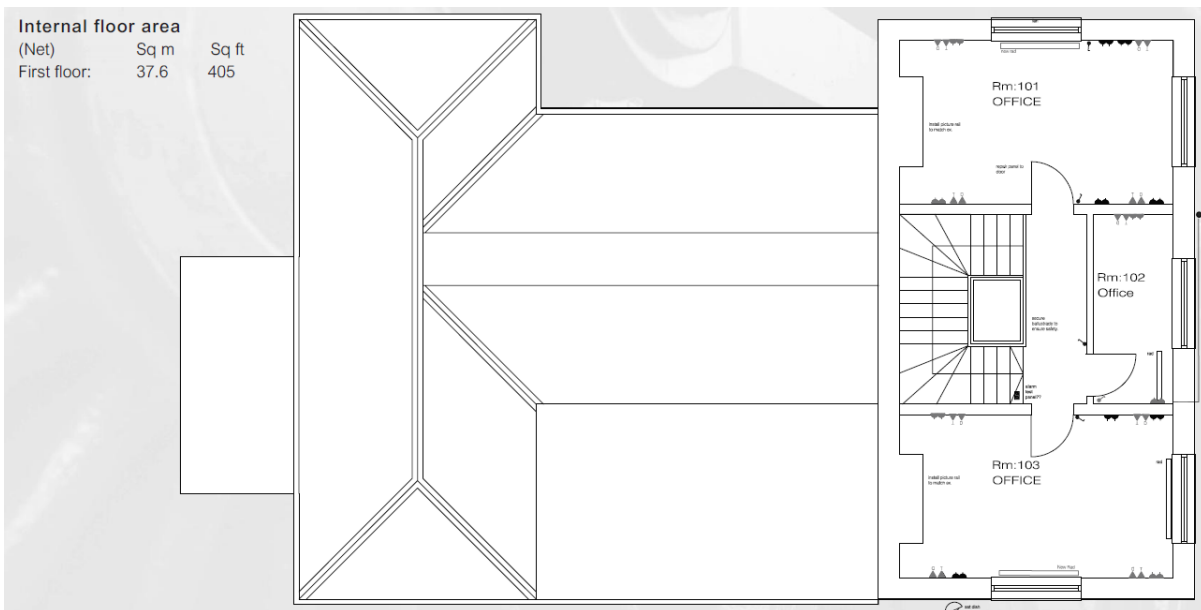
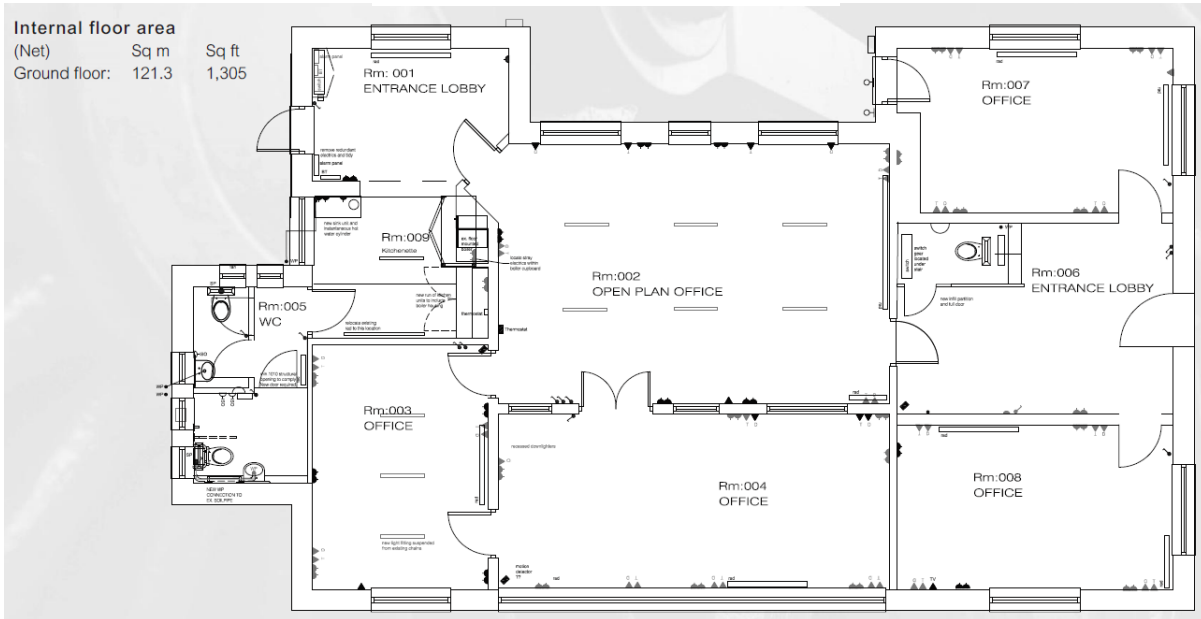
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## Main Building - Floor Plans



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## Waiting Room



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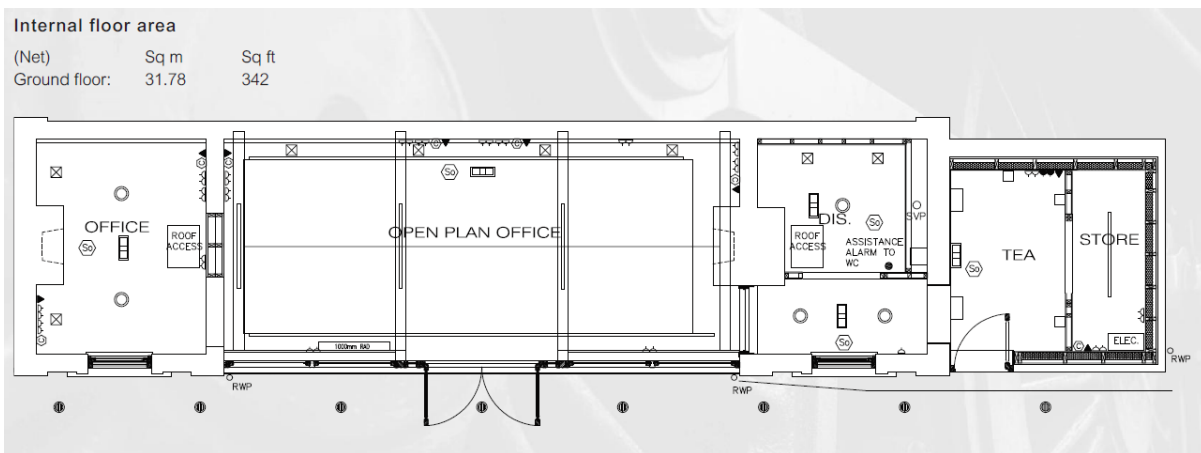
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## Waiting Room - Floor Plan



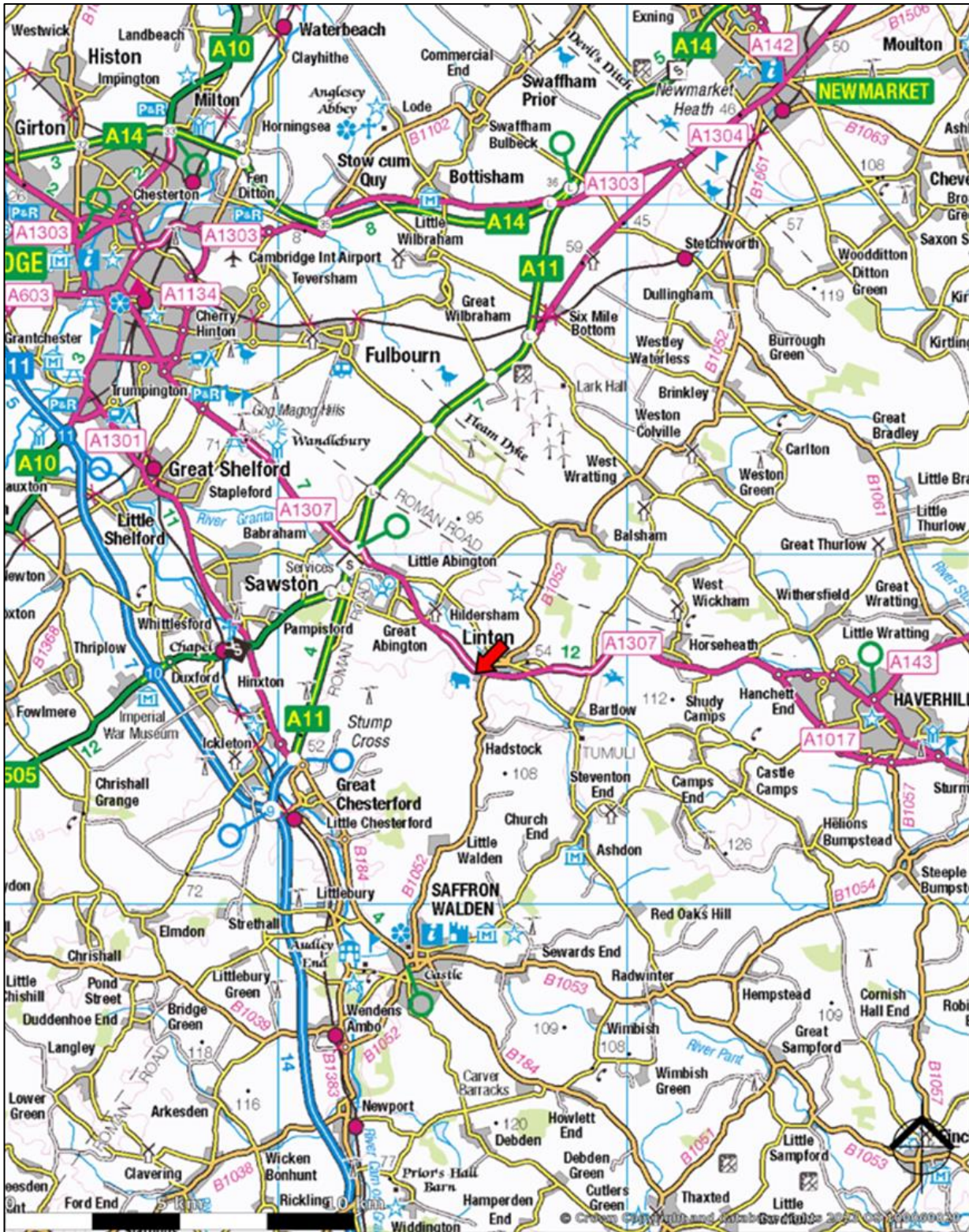
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