

01223 467155  
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OFFICE – TO LET

**Eddisons**  
Incorporating Barker Storey Matthews



**34A WOOLLARDS LANE, GREAT SHELFORD,  
CAMBRIDGE, CB22 5LZ**

**Rent: £575 per month**

**Size: 479 sq ft (45 sq m)**

- Self-contained office suite
- Close to village amenities and train station
- Small business rates relief for qualifying occupiers
- Available immediately on flexible lease terms

## LOCATION

The property is well located just 2.5 miles south of Addenbrookes Hospital and the Biomedical Campus. The location offers easy access to the A11 and M11. Great Shelford train station is 0.3 miles away from the property and has direct links to London Liverpool Street and Cambridge. There are numerous amenities in Great Shelford village including convenience stores, a Boots, a delicatessen, pubs and restaurants. The property benefits from being next door to a Tesco Express.

## DESCRIPTION

A self-contained, well maintained first floor office suite. The accommodation comprises of two office rooms, kitchen area, WC and small storage space. The property benefits from being carpeted throughout with LED lighting to the office areas. There is free parking available on Woollards Lane with no restrictions.



## ACCOMMODATION

The property has the following approximate net internal areas:

34a Woollards Lane      479 sq ft      (45 sq m)

## RENT

£575 per month excluding buildings insurance.

## LEASE TERMS

The property is available on flexible lease terms.

## EPC

To be assessed.



## RATES

We understand from internet enquiries made from the VOA website that the property currently has a rateable value of £6,000 and occupiers will qualify for small business rate relief and minimal rates payable depending upon their individual circumstances. Prospective occupiers should check their liability with the local council.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.

Contact: Joe Berry  
joseph.berry@eddisons.com  
(01223) 467155 / 07977231356

Ref: 240219

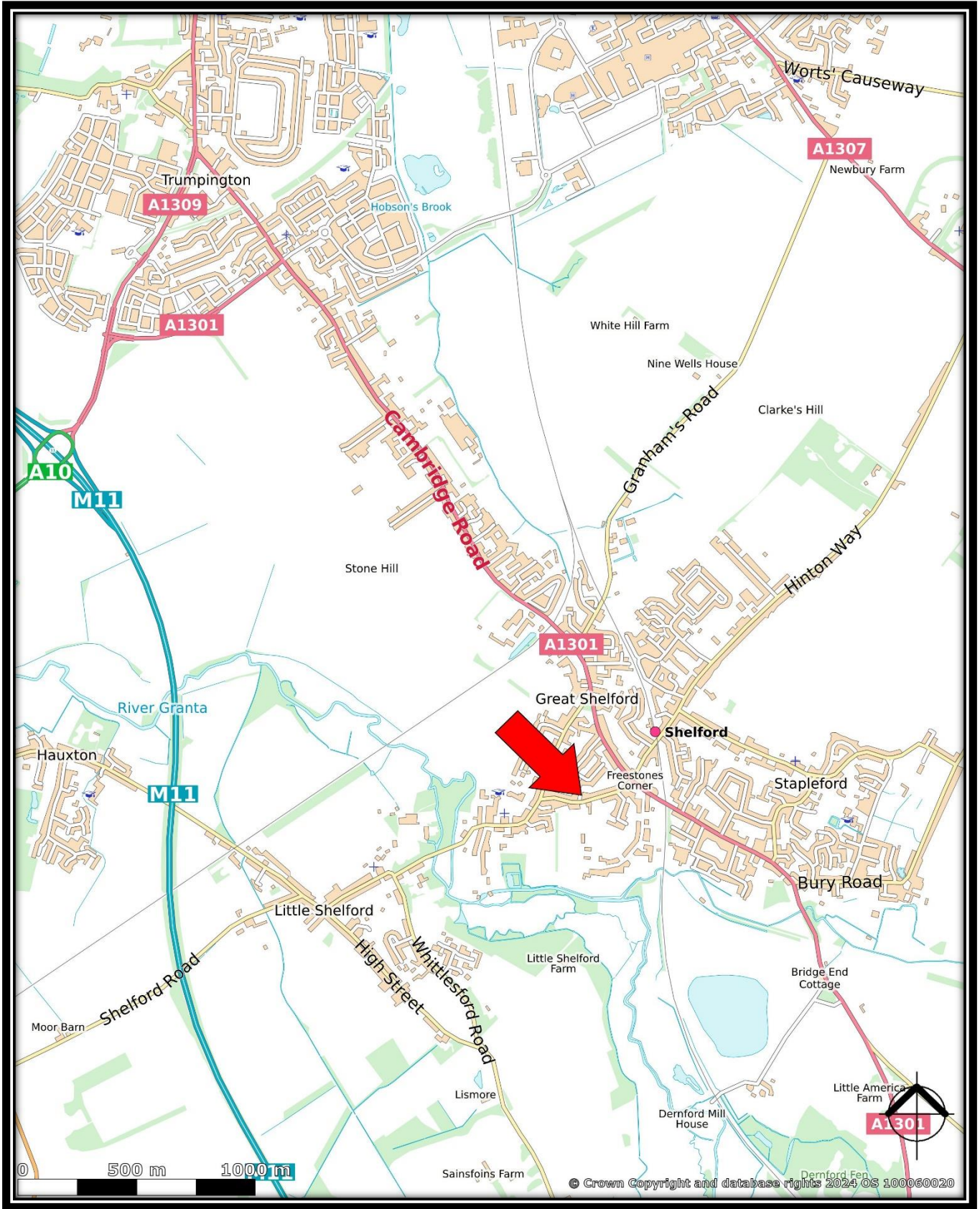
For more information, visit [eddisons.com](http://eddisons.com)  
T: 01223 467155

### Important Information

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