



Park Farm, Park Road, Great Chesterford,
CB10 1RN

Business Unit To Let



- Business Unit
- Strategic Location, Close to M11 Junction 9 and Railway Stations
- Attractive Business Location
- Allocated Car Parking Spaces
- Ideal for Office / Business Use
- 546 Sq Ft (50.72 Sq M)



Location

The property, is strategically located between Saffron Walden and Cambridge, in an idyllic location, just outside Great Chesterford, with excellent transport links. Railway Stations at Great Chesterford, Audley End and Whittlesford Station, are nearby regular services to London's Liverpool Street in approximately 55 minutes and Cambridge in about 20 minutes. For those traveling by road, the M11 is easily accessible at Stumps Cross within 1 ½ miles. Stansted Airport is also easily accessible at junction 8 (Bishops Stortford). Cambridge is also easily accessible via junction 10 at Duxford.

Description

The property comprises an attractive single story business unit set in a complex of converted farm buildings.

Internally, the ground floor provides a well-proportioned office and benefits from a kitchen area and WC on the ground floor.

Adjacent to the property there are associated car parking with the unit.

A meeting room is also available on a prior booking basis.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the internal area follows:

Accommodation	Sq ft	Sq M
Total	546	50.72

VAT

The property is not elected for VAT.

Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

Terms

The property is available by way of a new lease for a term of years to be agreed at a rent of £7,500 per annum exclusive.

Viewing and Further Information

Viewing strictly by appointment with the sole agents:

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