



1st Floor, First Floor, 30 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ
£1,000 Per Month
TO LET



rah.co.uk
01223 323130

FIRST FLOOR OFFICES, 30 WOOLLARDS LANE, GREAT SHELFORD, CAMBRIDGE CB22 5LZ

GROSS INTERNAL FLOOR AREA 500 SQ FT (46.46 SQ M)

TO LET - £1,000 PER CALENDAR MONTH

- Close to local amenities
- On street parking close by
- Close to local train station
- To let on a new lease

Location

The property is well located, just 2.5 miles south of Addenbrookes Hospital and the Bio Medical 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 store, a Boots, delicatessens, pubs and restaurants. The property benefits from being close to the Tesco Express.

Description

A self-contained well maintained first floor office suite. The accommodation comprises of two office areas and to the rear a kitchen, wc and small storage area. The property benefits from carpet tiles throughout with LED lighting to the office areas. There is free parking available on Woollards Lane with no restrictions. Central heating system.

Accommodation

The property has the following net internal areas: 500 sq ft (46.46 sq m).

Lease Terms

The property is available on flexible lease terms.

Rent

£1,000 per calendar month excluding buildings insurance. Small business rates relief for qualifying occupiers.

Service Type

Use Class Office E5.

Availability

May 2024 on flexible lease terms.

EPC

The property has an EPC rating of _____. A copy of the EPC is available on request.

Legal Costs

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

Utilities

Water - Landlord pays and then recovers 50% for the ground floor and 25% for each of the other tenants.

Electricity - Each letting is metered and paid separately.

Gas - Metered directly.

Rates - The property has a rateable value of £6,100. Property Ref: 3809800300.

Viewing

Strictly by appointment through sole agents, Redmayne Arnold & Harris. Please contact Nick Harris on 01223 819315 or email: nharris@rah.co.uk





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

