



Rare opportunity to rent a commercial unit suitable as either office or studio space located in Whittlesford with good links to Cambridge and the surrounding area

- Leasehold
- 872 SQ FT
- Good transport links to central Cambridge
- Easy access to M11
- On-site parking
- Attractive village centre location

OFFICE/STUDIO SPACE – TO LET

THE MEZZANINE STUDIO, OLD SCHOOL COMPLEX, WHITTLESFORD, CAMBRIDGE CB22 4YS

Location

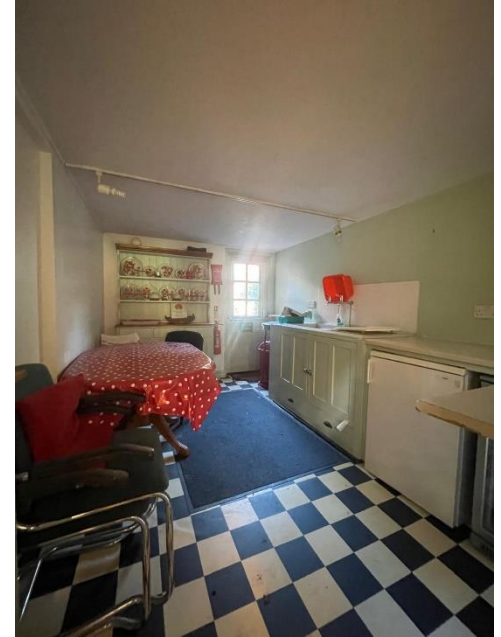
- Located in the village of Whittlesford
- 6 miles south of Cambridge, 8 miles northeast of Royston and 7 miles northwest of Saffron Walden
- 2 miles to M11 (J10)
- 1.2 miles Northwest of Whittlesford Parkway train station.
- (all distances are approximate)

Description

Commercial office and suitable for studio space. GIA approximately 872 square feet.

Open plan unit, with a mezzanine area and two smaller self-contained offices on the first floor. The unit also benefits from a kitchen and downstairs bathroom (WC and walk in shower).

Located in the heart of Whittlesford with excellent access to local amenities including a pub, village store and primary school. The village is served by the 7A bus route to Duxford and Sawston and the 101-bus route to Saffron Walden. Nearby Whittlesford Parkway offers regular train services to Cambridge and London Liverpool Street.



Key Features

- Charming central village setting
 - Communal car parking
 - Independent kitchen and eating area
 - Shower room and WC located on ground floor
 - Private garden area
 - Woodburning stove
- EPC Rating D

Rent

£800 per month + VAT.
One months' deposit will be payable prior to taking occupation.

Viewings

Viewings strictly subject to appointment

Enquiries

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