



83 High Street
Linton
Cambridgeshire
CB21 4JT

Commercial investment
opportunity, providing high-
quality, modern office
environment with private
courtyard

2,041 sq ft

FOR SALE



Location

Linton is a popular and well-established village located approximately 10 miles south-east of Cambridge, with excellent access to the A11 and the wider regional road network. The village provides a good range of local amenities, including shops, cafés, pubs, restaurants and other everyday services, together with a number of established businesses.

83 High Street occupies a prominent position within the village centre, fronting the High Street and benefiting from the established commercial environment and regular passing trade. The property is well located for access to the surrounding villages and is within convenient reach of Cambridge, Newmarket and the M11 motorway network.

Description

The property provides high-quality, well-presented office accommodation arranged predominantly as open-plan space. The accommodation has been fitted out to a good standard, providing a modern and professional working environment with excellent natural light, suspended ceilings and contemporary lighting. The layout provides a flexible and efficient workspace, with built-in storage and presentation facilities.

Externally, the property benefits from a private courtyard providing car parking and an attractive breakout area for occupiers. The property is currently let and offers an attractive investment opportunity.

Quoting Terms

The property is available for sale Freehold.



Accommodation

Name	sq ft	sq m
Unit 1	462	42.91
Unit 2	1,579	146.73
TOTAL	2,041	189.64

Tenancies

Unit 1 – Cambridge Micro Engineering Limited

The property is let to Cambridge Micro Engineering Limited at a current passing rent of £5,733 per annum. The lease commenced on 21 September 2024 for a term of six years, expiring on 20 September 2030, and incorporates a rent review on 21 September 2027.

Unit 2 - Integrated Security Manufacturing Limited

The property is let to Integrated Security Manufacturing Limited on a five-year lease commencing 1 March 2026 and expiring 1 March 2031, at a current rent of £23,300 per annum. The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. The lease is subject to no tenant break option or rent review during the contractual term.

Price

The property is for sale at a guide price of £350,000.

Planning

The property benefits from an E Class use.

EPC

Unit 1 – E (113)

Unit 2 - D (96)

Legal Costs

Each party to be responsible for their own costs.

VAT

TBC



Viewings and further information

Steven Harvey

Tel: 01223 300966

Mob: 07899 991858

Email: sjh@robinsonlayer.co.uk



Robinson Layer LLP

11 Signet Court, Swann Road,
Cambridge CB5 8LA

T: 01223 300966

E: agency@robinsonlayer.co.uk

robinsonlayer.co.uk

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.