

Meridian Court
Comberton Road
Toft
Cambridge
CB23 2RY

Two-storey office property
within an idyllic courtyard
setting, offering high quality
workspace and amenities.

1,388 sq ft

TO LET



Location

Meridian Court, comprises a small courtyard development of office units in a semi-rural location approximately 6 miles west of Cambridge.

The scheme is arranged around a central courtyard and includes a range of self-contained units constructed in a barn-style, with a mix of brick and timber-clad elevations, within landscaped grounds.

The site benefits from on-site car parking and a low-density layout. It is located within the village of Toft, with access to local amenities, and is within a short drive of Cambridge and the M11, providing connectivity to the wider region.

Description

A purpose-built, self-contained office building arranged over ground and first floors, designed for flexibility offering a mix of cellular, private offices, meeting rooms and open plan areas.

The property includes male and female WCs, a kitchenette, comfort cooling/heating, recessed LED lighting, double glazing, carpets, and eight designated on-site parking spaces.

Quoting Terms

The property is available to let on a new lease upon terms to be agreed.

Use

The property benefits from an E Class use.



Accommodation

Name	sq ft	sq m
Ground Floor	777	72.18
First Floor	611	56.78
TOTAL	1,388	1,28.96

Price, Rates and Charges

Rent	£30,000
Business Rates Payable	TBA (£16,000 - approx)
VAT	Applicable
EPC	E (123)

Legal Costs

Each party to be responsible for their own costs.

Possession

Upon completion of legal formalities.

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.

Viewings and further information

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