

Unit 2, 80 High Street

Sawston
Cambridge
CB22 3HJ

Impressive open plan,
contemporary office space
benefiting from an excellent fit
out and on-site parking.

3,670 sq ft

TO LET



Location

Located in the popular village of Sawston, approximately five miles south of Cambridge, the property benefits from excellent transport links. The A11 road and M11 motorway are within easy reach, with convenient access to the A14 road and A505 road, while Stansted Airport is approximately 23 miles away.

Rail services are available from nearby Whittlesford Parkway railway station and Great Shelford railway station, both around three miles distant, providing links to Cambridge and London.

The property is well placed for local amenities, with the village centre close by offering a range of shops, restaurants, pubs and everyday services.

Description

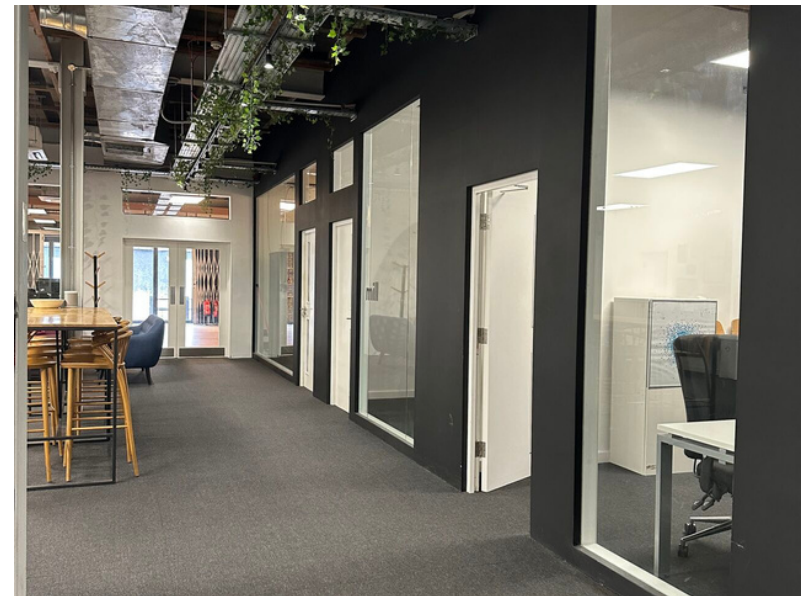
The office provides high-quality, contemporary accommodation with a predominantly open-plan layout, excellent natural light and an attractive modern fit-out. Exposed services, comfort cooling and collaborative breakout areas create a stylish and flexible working environment, offering an appealing alternative to the traditional business park office. The accommodation is presented to an excellent standard and is ready for immediate occupation.

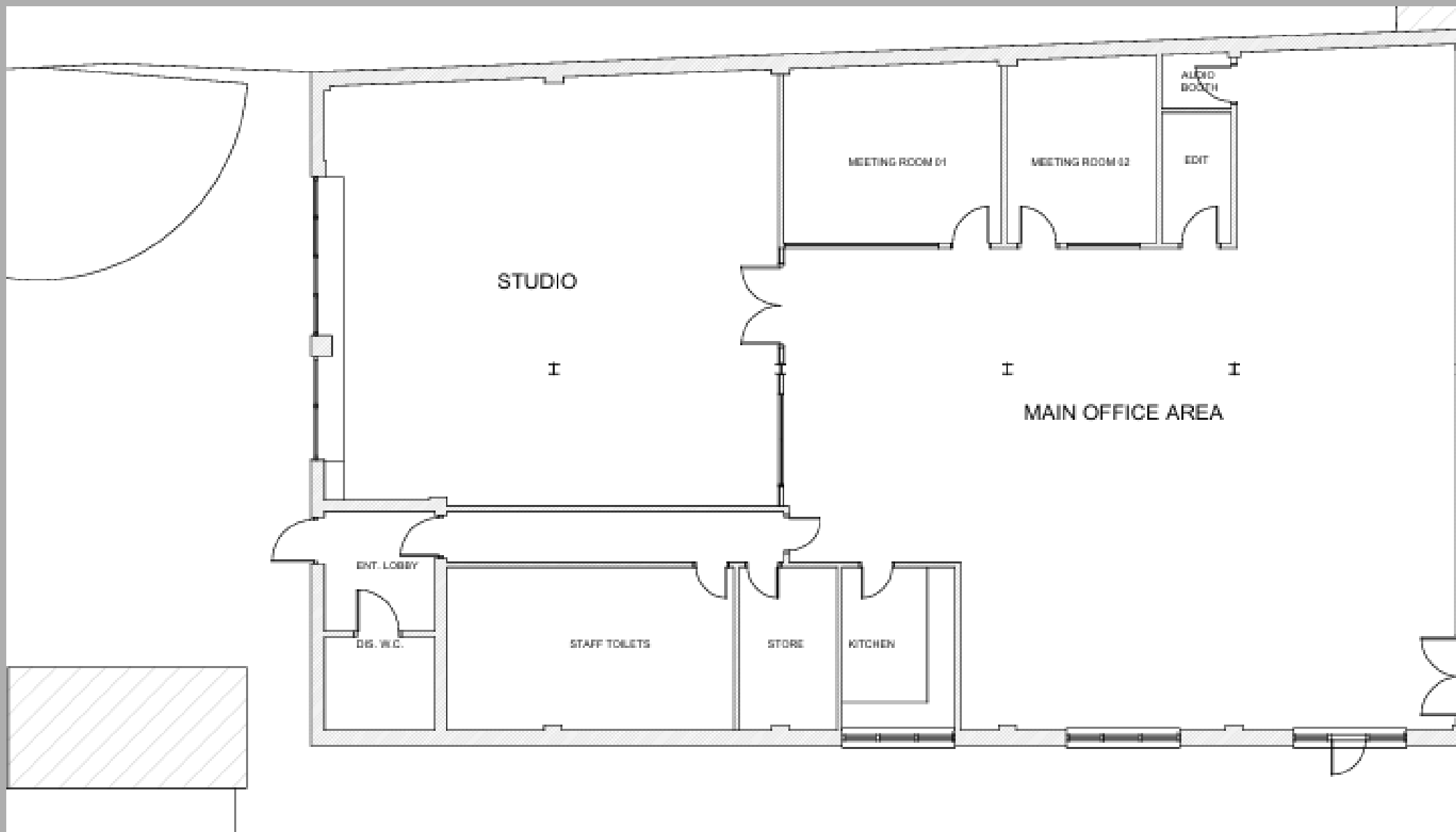
Quoting Terms

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

Use

The property benefits from an E Class use.





Not to scale - for identification purposes only

Accommodation

Name	sq ft	sq m
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TOTAL	3,670	340.95
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Price, Rates and Charges

Rent	£80,000
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Business Rates Payable	£30,734
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Service Charge	TBC
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VAT	Applicable
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EPC	TBC
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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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