

Jubilee House

Mill Lane

Sawston

Cambridge CB22 3HZ

Contemporary two-storey office building offering open-plan workspace, meeting rooms, a kitchen, and on-site parking.

1,647 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

A purpose-built, self-contained office building arranged over ground and first floors, designed for flexibility and the potential to sublet part if required.

The property includes male and female WCs on each floor, a kitchenette, gas-fired central heating, suspended ceilings with recessed 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	834	77.48
First Floor	813	75.53
TOTAL	1,647	153.01

Price, Rates and Charges

Rent	£32,500
Business Rates Payable	£13,100
VAT	Applicable
EPC	C (71)

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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