



Rear Office of No. 48 and No. 48 Whittlesford Road, Little Shelford, Cambridge,
CB22 5EW
£917 (From) Per Month
TO LET



rah.co.uk
01223 323130

**REAR OFFICE OF NO. 48 - 396.6 SQ FT (36.8 SQ M)
NO. 48 - 1,700 SQ FT (158 SQ M)**

OFFICES

TO LET

- £11,000 per annum (VAT not applicable) - Rear Office of No. 48
- £18,500 per annum (+ VAT) - No. 48
- Independent entrance from the communal car park
- The offices benefit from kitchenette and wc
- The offices provide parking for 4 spaces for the Rear office of No. 48 and 4 spaces for No. 48

Location

The village is located within 2 miles of both the A11 dual carriageway and the M11 Junction. Stansted Airport is approximately 23 miles to the south, with good rail links via Whittlesford and Great Shelford to Cambridge and London.

Description

Ground Floor premises front and rear of 48 Whittlesford. The offices have their own independent entrance from the communal car park. The offices benefit from kitchenette and WC. The offices provide parking for 4 spaces for the Rear Office of No.48 and 4 spaces for No. 48.

Accommodation

The accommodation has the following approximate gross internal areas:

Rear Office of No. 48 – 396.6 sq ft (36.8 sq m)

No. 48 - 1,700 sq ft (158 sq m)

Use Class/Planning

We understand the property is suitable for uses falling under Class E5 (Offices and R & D) of the Town and Country Planning Use Classes Order. However interested parties are advised to make their own enquiries of South Cambridge District Council Planning Department on 08450 450500 to see whether their proposed use may be acceptable in planning terms.

Rent

Rear Office of No.48 - £11,000 (VAT not applicable) per annum

No. 48 - £18,500 + VAT per annum

Uniform Business Rates

Current rateable value (1 April 2023 to present)

Rear Office of No. 48 - £4,550 – Local Council Ref: 3817000485

No. 48 - £15,250 – Local Council Ref: 3817000482

Interested parties are advised to make their own enquiries of South Cambridgeshire District Council Business Rates Department on 01954 713113.

Energy Performance Certificate

The property has an EPC rating of:

Rear Office of No.48 – D95

No. 48 – D98

Copies available through Redmayne Arnold & Harris as agents.

Terms

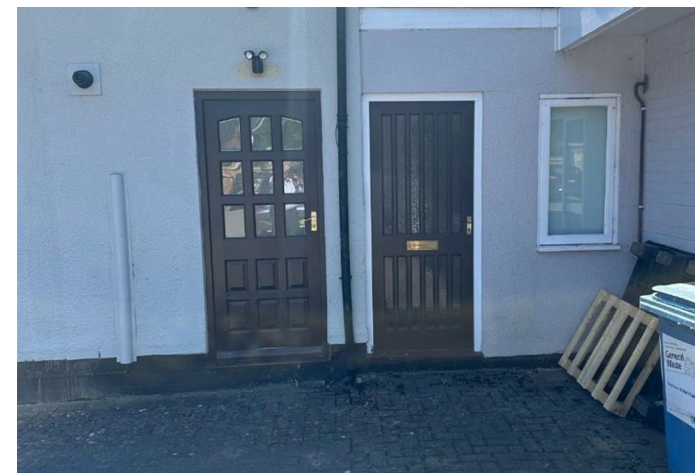
Offices available on new terms direct with the landlord.

Legal Costs

Each party to be responsible for their own legal costs incurred for this transaction.

Viewing and Further Information

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris, contact Nick Harris. tel: 01223 819315 or email: nharris@rah.co.uk.





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

