ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

Central Office Cambridge Mill, Cambridge, GL2 7AA

£800 Per Month











Commercial offices B1 use

RENT £800pcm / £9,600pa

Entrance lobby

Main office and two further offices

Male and female WCs

Kitchen

Parking - must be seen

Energy Rating - D

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The Property Ombudsman · propertymark

Central Office Cambridge Mill, Cambridge, GL2 7AA

SITUATION

The property occupies a most convenient location set just off the A38 in the village of Cambridge providing excellent access to the A38 and M5 motorway junctions 13 and 14. Also close at hand is the Cam and Dursley Railway Station with onward connections to the national rail network.

DIRECTIONS

From Cam proceed out of the village on the A4135 to the A38, at Slimbridge roundabout take the third exit and continue for approximately quarter of a mile passing the speed camera on the left hand side and taking the next turning on the right into Dursley Road and turn immediately left into Cambridge Mill and Central Office will be found on the right hand side.

DESCRIPTION

The property is single storey brick construction under a clad roof. The offices are finished to a good standard and must be seen to be fully appreciated.

ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE PORCH

Having double glazed front door leading to:

MAIN OFFICE 6.82 (narrowing to 4.88) x 5.84 (22'5" (narrowing to 16'0") x 19'2")

Having double glazed window to side, electric panel heater, network cable and power point.

OFFICE TWO 5.81 x 2.36 (19'1" x 7'9")

OFFICE THREE 3.5 x 1.86 (11'6" x 6'1")

Having double built in cupboard.

KITCHEN

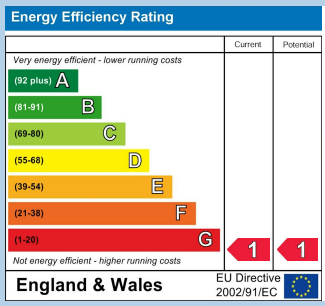
Having a range of wall and base units, built in electric oven, ceramic hob, stainless steel single drainer sink unit, space for a dishwasher and fridge.

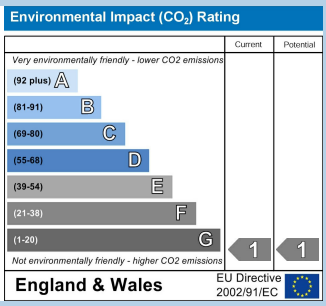
INNER HALLWAY

Having built in store cupboard, male WC and female WC.

AGENTS NOTE

The offices benefit from two parking spaces
Service Charge: A charge will be levied by the landlord to cover the cost associated with the communal area





MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.