



Ground Floor Office - 844 sq ft (78.41 sq m)

In Brief

- Newly refurbished
- Parking and cycle spaces
- Close proximity to Cambridge
- Exposed brickwork

**3A LANGFORD ARCH, LONDON ROAD,
PAMPISFORD, CAMBRIDGESHIRE
TO LET**

Location

Situated on the south side of Sawston, Langford Arch is located approximately seven miles south of central Cambridge and 4 miles from the Cambridge Biomedical Campus on the A1301.

Langford Arch has all the advantages of excellent road links combined with a prestigious Cambridge telephone number and postcode.

Whittlesford Parkway Station is 0.75 miles from the park which offers train services into Cambridge and London.

Unity Campus adjoins the property, a 260,000 sq ft high specification business park.

Phase one, The Works, will provide 60,000 sq ft of Grade A office space, due to complete November 2019. This will create an exciting and vibrant working location.

Description

3A Langford Arch is an attractive recently refurbished office in an established business park. 3A is located on the ground floor of the 2-storey building and features exposed brickwork and timbers.

- 3 car parking spaces and cycle spaces
- Full height windows
- Kitchenette



Accommodation

The property has a Net Internal Area of 844 sq ft (78.41 sq m)

Additional Information

Terms

3A Langford Arch is available to let on a new full repairing and insuring lease direct from the landlord. Terms are available on request.

Rates

Interested parties are advised to make their own enquiries to South Cambridgeshire District Council / The Valuation Office for confirmation of the rates payable.

Legal Costs

Each party to bear their own legal and professional fees in relation to the transaction.

Value Added Tax

VAT will be payable.

EPC

Available upon request.

Postcode

CB22 3FX

Enquiries

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