



Office – 4,331 sq ft (402.36 sq m)

In Brief

- Character property
- Good local amenities
- WCs and kitchen facilities
- Generous parking ratio
- Lift
- To be refurbished

**THE MANOR HOUSE, BROAD ST,
GREAT CAMBOURNE,
TO LET**

Location

Cambourne is located approximately 9 miles west of Cambridge. Cambourne is a new town with approximately 3,500 homes and a further 1,000 to be built shortly, together with extensive amenities and facilities. These include a 4-star hotel with conference facilities, supermarket, petrol filling station, community centre, medical centre and a high street including shops and offices. There is also a nursery, three primary schools and a new secondary school in Cambourne.

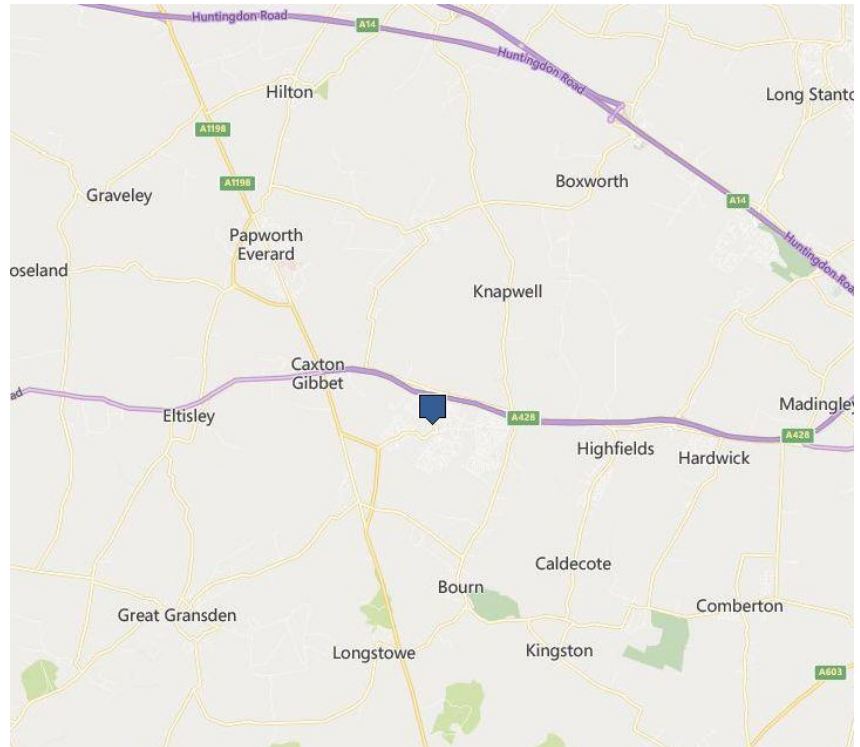
The Manor House is well located in between the town centre and Cambourne Business Park, the prime business location in Cambourne.

Description

The property comprises two office suites with good natural lighting across the ground and first floor. The ground floor is to be refurbished, including the instillation of a WC and Kitchenette. The first floor will also be refurbished and has WCs and kitchenette already in situ.

The Building includes the following features:

- WC and Kitchenette facilities
- Carpeted throughout
- Suspended ceilings and raised floor in Ground Floor suite.
- Perimeter trucking and suspended ceilings on First Floor
- Lift
- Generous on-site parking



Accommodation

The accommodation provides the following net internal area:

	Sq m	Sq ft
First Floor	258.92	2,787
Ground Floor	143.44	1,544
Total	402.36	4,331

Additional Information

Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

Legal Costs

All parties to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

Postcode

CB23 6DH

Enquiries

Jack Vestey
01223 559315

jack.vestey@bidwells.co.uk

George Craig
01223 559241

george.craig@bidwells.co.uk

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