



**BUILDING 5 THE WAY, FOWLMERE, CAMBRIDGE, SG8 7QS**

**TO LET | OFFICE UNIT: 250 - 6,500 SQ FT (23.22 - 604 SQ M)**

INCLUDING SURROUNDING HARDSTANDING SUITABLE FOR ADDITIONAL EXTERNAL STORAGE



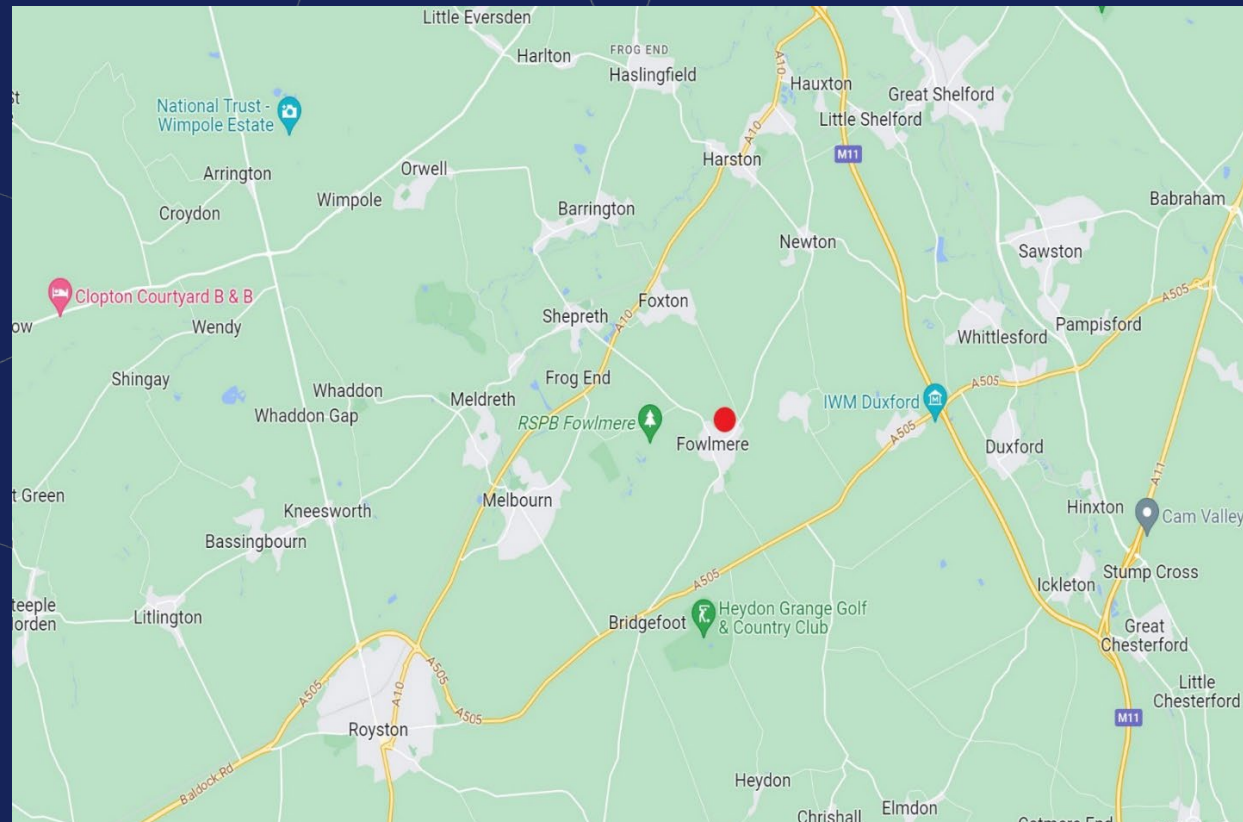
## LOCATION

The property is located in the popular south Cambridgeshire village of Fowlmere, which lies approximately 7.5 miles south of Cambridge and 6 miles north-east of Royston.

It is situated at the end of The Way, off the High Street, to the north-eastern fringe of the village.

The property is in close proximity to both the A10 and A505 which provides fast access to both the M11 (J10) 4.5 miles to the east and the A1 (J9) 17 miles to the south-west.

The location is very well-served with rail services, with stations at Foxton, Shepreth, Royston and Whittlesford Parkway all within easy reach. These provide regular services to London Kings Cross, Liverpool Street and St Pancras International.



## SUMMARY

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### Description

5 The Way, Fowlmere is a detached office building of brick construction due to be fully refurbished. This unit benefits from surrounding land which can be used for storage.

### Specification includes:

- Good quality offices
- Separate car parking
- Externally and internally decorated
- New LED lighting throughout
- New WC and kitchenette

### Terms

Leases are direct with the landlord on terms to be agreed.

Quoting rents available on application.

### Additional information

#### Business Rates

Business rates are to be confirmed. Please speak to the Agents for further details.

#### Services

Mains drainage, water and electricity are believed to be available to the Property. Interested parties are however advised to make their own enquiries to the relevant service providers.

#### Legal costs

All parties to bear their own legal costs.

#### Value added tax

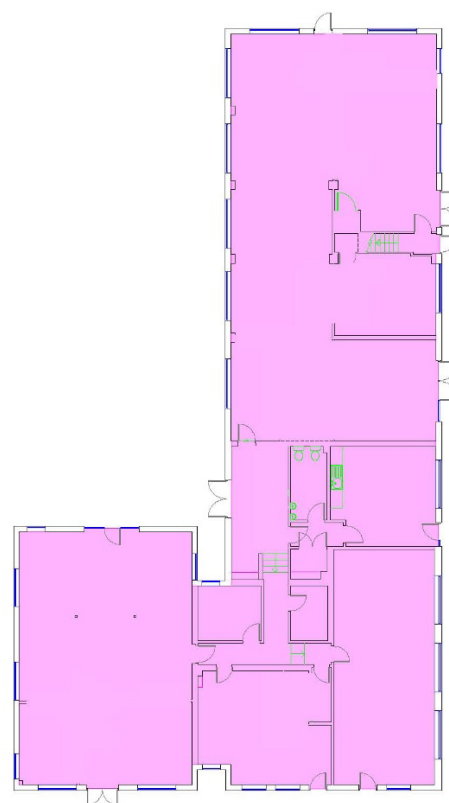
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

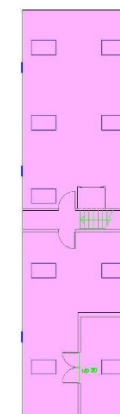
Available upon request.

## ACCOMMODATION

| Description          | Sq ft        | Sq m       |
|----------------------|--------------|------------|
| <b>Unit 5</b>        |              |            |
| Ground floor offices | 5,314        | 494        |
| First floor offices  | 1,186        | 110        |
| <b>TOTAL</b>         | <b>6,500</b> | <b>604</b> |



Ground



First

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## GALLERY

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## GALLERY

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## Enquiries

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