

OFFICE SUITES TO LET

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01223 467155



**Cambridge House, 91 High Street,
Longstanton, Cambridgeshire, CB24 3BS**

Rent: From £230 pw

Size: From 4-8 person suites

- Innovation Centre
- Refurbished office suites
- 6 miles north of Cambridge,
2 miles from A14
- Close to Guided Busway
- Superfast 152Mb broadband
connection
- Available on flexible inclusive
licence

Voted by the Estates Gazette 'Most Active Agent in the East of England 2014, 2015, 2016'



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LOCATION

Longstanton lies six miles north west of Cambridge and two miles north of the A14, junction 29. The village is situated on the Cambridge to St Ives guided bus route where there is a new terminal building, Cambridge Science Park 10 minutes, City centre 20 minutes, Cambridge station 29 minutes.

The property itself is located in the centre of the village which has now been bypassed by the B1050.

DESCRIPTION

The property comprises a former dwelling house of traditional brick construction under a pitched slate roof that has been purposefully extended and converted into offices in 1996 and now run as an Innovation Centre.

- Features of the property include:
- Superfast internet (152mb)
- Access control system
- Furnished or unfurnished options
- IT services available
- Shared kitchen
- Car parking

AVAILABILITY

See page 3 for availability and pricing schedule.

CAR PARKING

There is a car park to the rear.

PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

EPC

The property has an EPC rating of E—121.

VIEWING

Strictly by appointment with the sole agents:-

Barker Storey Matthews

Pound Hill House, Pound Hill, Cambridge
CB3 0AE

Contact:

Ben Green / Laurence Gercke
bg@bsm.uk.com / lg@bsm.uk.com
(1223)467155

BG/6143
170703.v6

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AVAILABILITY AND PRICING

Number of Rooms	3 Three large interconnected offices on the ground floor	3 A regular office, an open plan room, and an adjoining store-room	2 A large open plan area with adjoining second smaller room
People Spaces	6 - 12	4 - 8	4 - 8
Ideal for	Growing business	Online trading	Hi-Tech projects
Parking Spaces	4 - 6	3	2
Price	£300pw	£250pw	£230pw
Availability Guide	Aug 2019	Dec 2017	Jul 2017

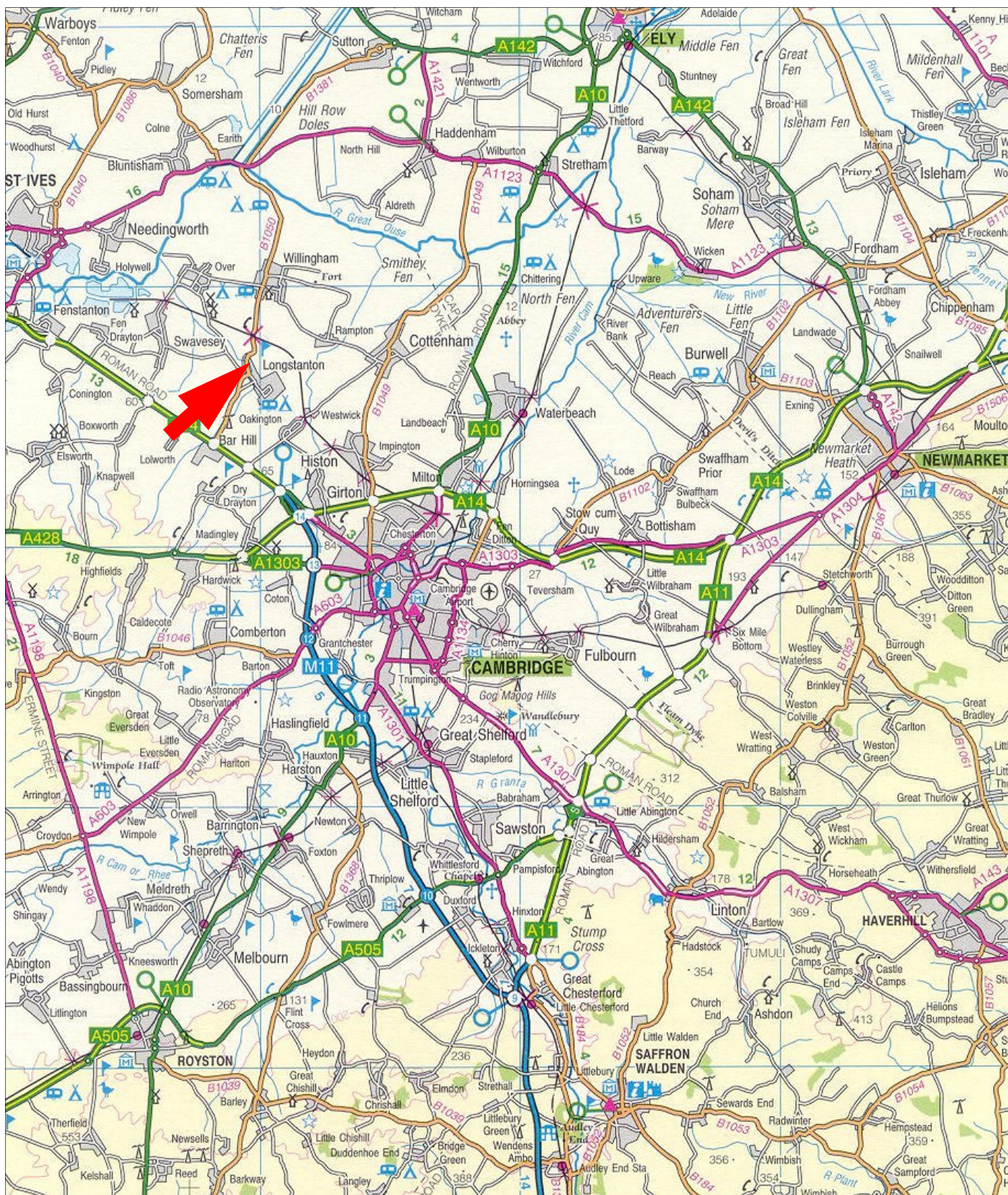
ORDNANCE SURVEY PLAN

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