



An exciting opportunity to rent a commercial office unit within a rural setting with good transport links to Cambridge and the surrounding area

1500 sq ft (GIA office space.)

**OFFICE UNIT TO LET**  
**UNIT 4, DENNY LODGE BUSINESS PARK,**  
**CHITTERING, CAMBRIDGE, CB25 9PH**

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## Enquiries

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## Additional Information

## Key Features

- £21,750 per annum (indicative rent)
- Refurbishment once lease terms have been agreed to suit either party
- Rural setting with good transport links to Cambridge
- 300 Mbps Virgin Internet Bandwidth
- Electric Gate access
- Independent Kitchen

## About this property

A rare opportunity has arisen to rent a commercial office unit at Denny Lodge Business Park which is situated 8 miles north of Cambridge. The unit benefits from access via the A10, with a short distance to both the A14 and A142. Waterbeach Station is only 4.5 miles away.

The space in total extends to 1500 sq ft (GIA office space) with an independent kitchen and male and female bathroom facilities. The unit benefits from 300 Mbps internet bandwidth as well as car parking and a communal courtyard.

The Landlord intends to refurbish the unit as part of agreeing terms for a lease to a specification that will suit both parties.

## Location

The property is located in the hamlet of Chittering approximately 8 miles north of Cambridge and benefits from access via the A10

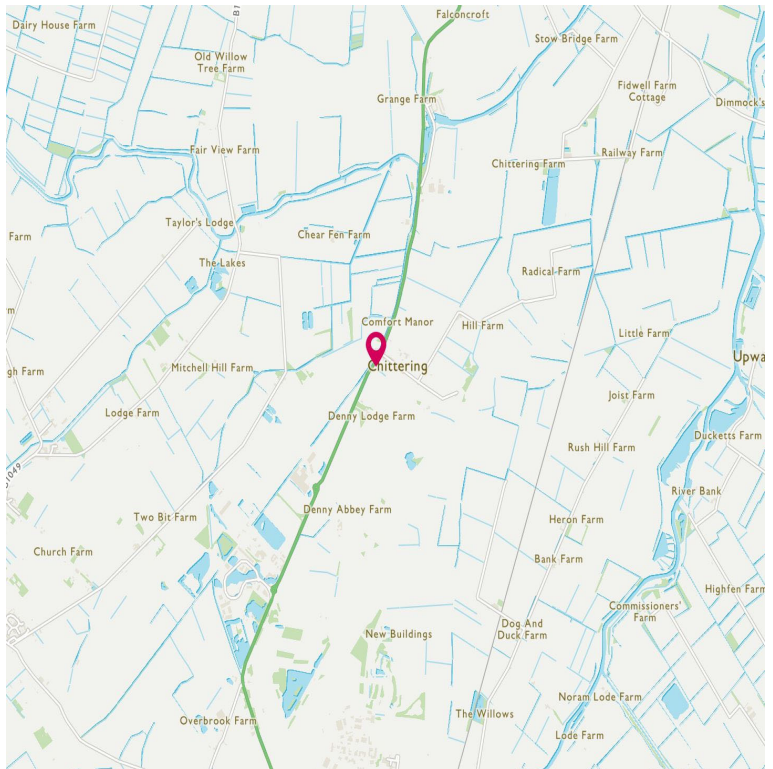
## Rental

£21,750 per annum (Indicative Rent)

£14.50 per sq. ft.

## Viewings

Strictly by prior appointment



## Important Notice

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