

# ATTRACTIVE PERIOD OFFICES TO LET

## THE OLD COACH HOUSE, 56 HIGH STREET, HARSTON CAMBRIDGE CB22 7PZ



**Approx. 23 – 139.4 sq m (250-1,500 sq ft)**

- Offices to let individually or as a whole on flexible licences
- Shared kitchen and w.c.'s.
- Car parking area
- Available immediately – simple licence and no VAT payable on rent

# TO LET

## LOCATION

Harston is situated approximately 5 miles south of Cambridge and straddles the A10 Cambridge to Royston Road. Junction 11 of the M11 is approximately 2 miles north of the property.

The main Cambridge-Royston-London (King's Cross) railway line runs to the south-east of the village with the nearest station being Foxton approximately 3 miles away.

## DESCRIPTION

The premises comprise a former Coaching House which has been converted to provide offices. The space is available either as one, or on a room by room basis, with up to 1,500 sq ft available.

The facilities within the building are shared with the occupying landlord and other licensees in the building. These include shared use of a kitchen and lavatory facilities.

## LEASE

The premises are to let by an informal exchange of letters on a new internal repairing and decorating licence for a minimum term of 6 months and thereafter determinable on a quarter's notice by either party.

Licence fees are payable monthly in advance by standing order. A three-month rent deposit is required.

## PLANNING

The building has consent for use as offices under Class B1 (a) of the Town and Country Planning (Use Classes) Order 1987.

Planning consent for the intended use should be checked prior to lease/licence by the incoming tenant.

## SERVICE CHARGE

In addition to the monthly rental, a service charge is payable to cover all the normal property outgoings, such as Business Rates, building insurance, electricity, gas, water, cleaning, landscaping, repairs, rubbish removal etc.

The service charge is invoiced by the landlord on a quarterly basis.

## VIEWING

Strictly by appointment only with

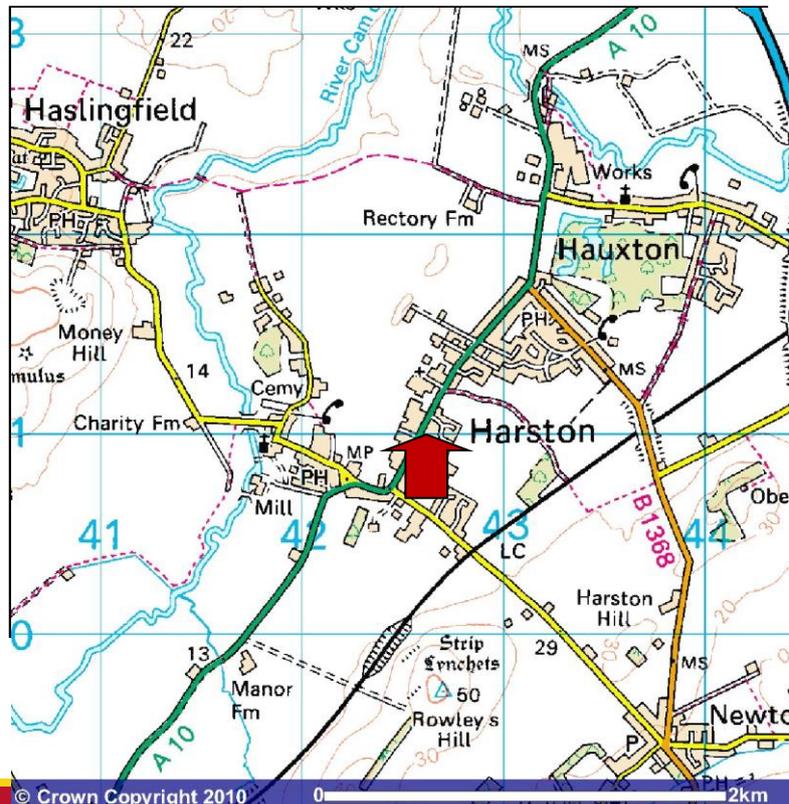
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