



**Rare opportunity to rent a commercial unit suitable as either office or studio space located in Whittlesford with good links to Cambridge and the surrounding area**

- Leasehold
- 872 SQ FT
- Good transport links to central Cambridge
- Easy access to M11
- On-site parking
- Attractive village centre location

**OFFICE/STUDIO SPACE – TO LET**  
**THE MEZZANINE STUDIO, OLD SCHOOL**  
**COMPLEX, WHITTLESFORD, CAMBRIDGE**  
**CB22 4YS**

### Location

- Located in the village of Whittlesford
- 6 miles south of Cambridge, 8 miles northeast of Royston and 7 miles northwest of Saffron Walden
- 2 miles to M11 (J10)
- 1.2 miles Northwest of Whittlesford Parkway train station.
- (all distances are approximate)

### Description

Commercial office and suitable for studio space. GIA approximately 872 square feet.

Open plan unit, with a mezzanine area and two smaller self-contained offices on the first floor. The unit also benefits from a kitchen and downstairs bathroom (WC and walk in shower).

Located in the heart of Whittlesford with excellent access to local amenities including a pub, village store and primary school. The village is served by the 7A bus route to Duxford and Sawston and the 101-bus route to Saffron Walden. Nearby Whittlesford Parkway offers regular train services to Cambridge and London Liverpool Street.



Please note all photographs were taken in 2022, but the property remains the same

### Key Features

- Charming central village setting
- Communal car parking
- Independent kitchen and eating area
- Shower room and WC located on ground floor
- Private garden area
- Woodburning stove

EPC Rating D

### Rent

POA (Price on Application) One months' deposit will be payable prior to taking occupation.

### Viewings

Viewings strictly subject to appointment

### Enquiries

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