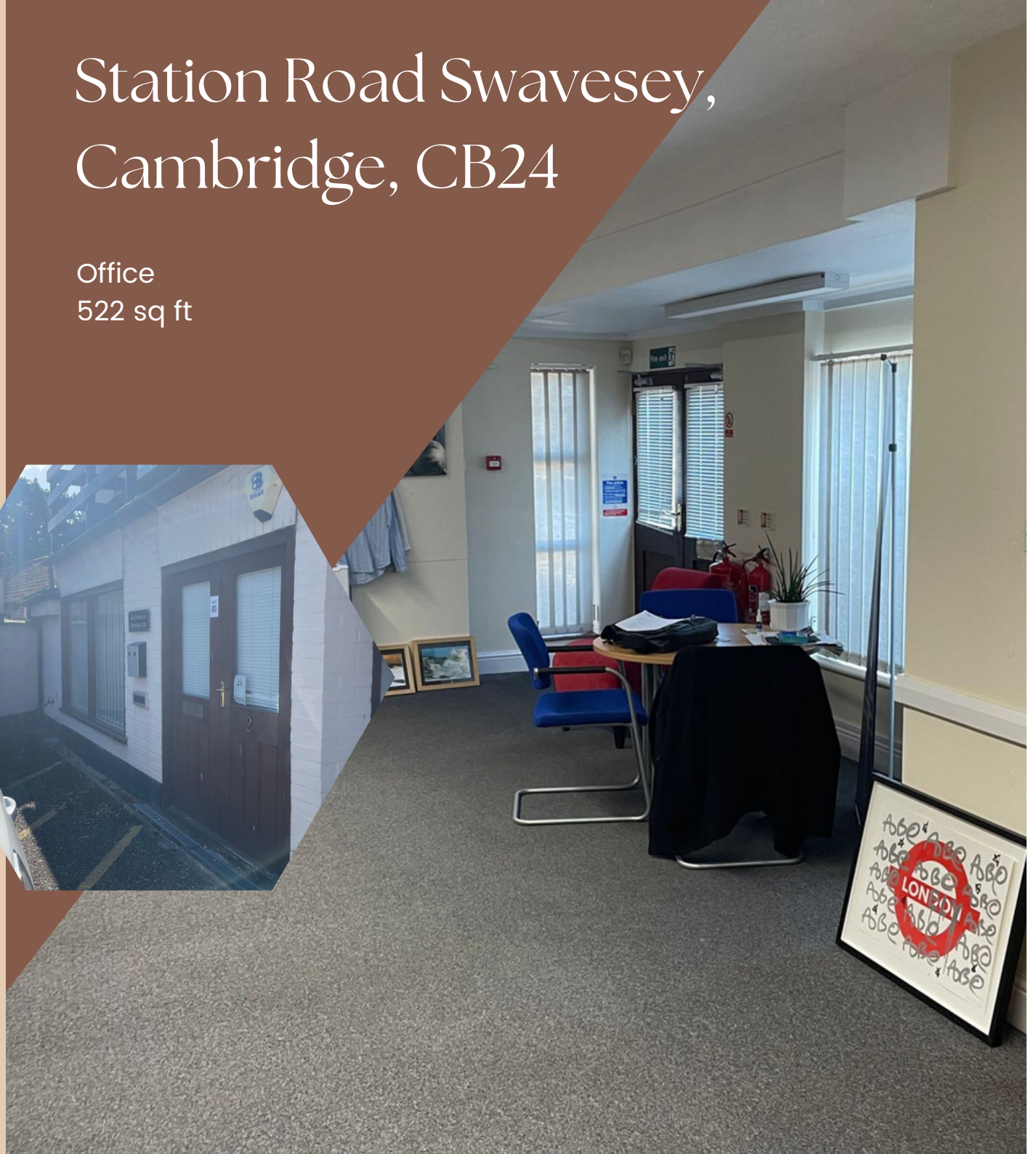




# Station Road Swavesey, Cambridge, CB24

Office  
522 sq ft



- **Accessibility:** The nearest bus stop is just 1 minute away, providing convenient transportation options for employees and clients.
- **Amenities:** The office space offers all the necessary amenities for a comfortable working environment, the office space includes its own washroom and kitchen, providing added convenience and autonomy for occupants.
- **Flexible Layout:** The unit provides a flexible layout, allowing for easy customization to suit the needs of different businesses.
- **Natural Light:** The office space is designed to maximize natural light, creating a bright and pleasant working atmosphere.
- **Connectivity:** The location benefits from good connectivity, making it easily accessible from various parts of Cambridge and the surrounding areas.
- **Surrounding Area:** Station Road is a vibrant commercial area with other businesses, providing opportunities for networking and collaboration.
- **Well-maintained:** The office space is well-maintained, ensuring a professional and presentable setting.
- **Competitive Rent:** The rent of £845 per month for a 522 sqft area is competitively priced, offering good value for the space provided.
- **Suitable for Small Businesses:** The size of the unit makes it ideal for small businesses, startups, or freelancers looking for a cost-effective office space solution.



**RENT**  
£845p/m

**FLOOR AREA**  
522 sq ft

**RATES**  
Interested parties are advised to make their own enquiries to the local Authority

**VAT**  
No

**GUARANTOR**  
No

**TERMS**  
To be let a new lease for a term to be agreed.

**LEGAL COST**  
Each party to bear their own legal costs.

**EPC**  
Rating:

**VIEWING**  
Please Contact Us



## Contact Us

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