



## TO LET – OFFICE

Approximately 548 sq ft (50.92 sqm)

Available: 1<sup>st</sup> April 2025

Attractive, quiet location in close proximity to Audley End train station.

Unit includes kitchen facilities, open plan office space and a WC

Benefits from ample car parking and an EV charging station.

£POA

Duddenhoe End  
Saffron Walden

## IN BRIEF

- Suitable for a variety of uses
- Good access to Audley End Station, Cambridge and Saffron Walden
- Ample car parking
- Close proximity to local amenities
- Electric car charger

### Location

The office is 4 miles from Audley End Station, 6 miles from Saffron Walden and 17 miles from Central Cambridge

### Description

The unit is a traditional timber barn converted into a single commercial unit. Internally, the barn comprises a main open plan space with a kitchenette, WC and large store cupboard.

The building is situated within a former farmyard which has been converted into various units, including several residential properties.

Private access will be granted to the tenant to walks around the fishing lake and surrounding farmland, a fresh produce vending machine is situated on site, and it is within walking distance to a local café, bakery and gym complex.

The unit has two parking spaces and a shared visitors space. An EV charging station is located adjacent to the unit.

The unit is available for a variety of uses (subject to agreement of suitable terms with the landowner).

### Additional Photos



#### Terms

The barn is offered to Let as a whole on flexible terms

#### Rates

The tenant to be liable for business rates in the event they become payable.

#### Services

Mains electricity, mains water and electric heating.

#### Enquiries

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#### Legal Costs

Each party to bear their own legal and professional costs.

#### Viewing

Strictly by prior arrangement

#### Important notice

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