

Fordham House, Fordham House Estate, Fordham, Ely, Cambridgeshire CB7 5LL

Approx 3,089 sq ft (286.97 sq m)

TO LET



- Available April 2013
- Detached office building on country estate
- Highly accessible location within 2 miles of the A14 (Newmarket junction) and consequently the A11/A505 and M11
- Extensive on site car parking provision
- Ample staff amenities in the immediate vicinity

Location

Fordham House Estate benefits from an excellent strategic position offering easy access to Newmarket (approximately 5 miles) the A14 (approximately 2 miles), A11 and M11 and Stansted.

Fordham House Estate

A stunning 7 acre estate, with 7 self contained office buildings in landscaped grounds, views over the surrounding countryside and extensive car parking.

Fordham House

The original imposing and completely detached office building with accommodation arranged over ground and first floors. The property benefits from a good specification, excellent natural light and extensive car parking.

Fordham House would be suitable for a wide variety of office occupiers including professional practices, IT consultancies, design companies etc.

Ground Floor:	1,690 sq ft (157 sq m)
First Floor:	1,399 sq ft (130 sq m)
Total:	3,089 sq ft (287 sq m)

Terms

The property is immediately available to let on a new full repairing and insuring lease for a term of years to be agreed, outside the Landlord and Tenant Act 1954, part 2.

Rent

Upon Application.

Business Rates

Rateable Value £36,250

Estimated rates payable (April 2011/12) = £15,696.25

This is an estimate only and takes no account of possible transitional adjustment.

CONTACT

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