



TO LET OFFICES BENNEL COURT

COMBERTON - CAMBRIDGE

- > Excellent rural location just outside Cambridge
- > 13 Individual suites from 43 - 193 sq m (460 - 2075 sq ft)
- > High specification including kitchen and male and female toilets
- > Cambridge number and good broadband access available
- > Extensive car parking and landscaped grounds
- > Easy access to City and M11



BEECHWOOD
ESTATES & DEVELOPMENT

LOCATION

Bennell Court is situated in an attractive village location to the west of Cambridge city centre which is approx’ 5 miles distant. Cambridge is renowned for the quality of its high-tech skills base which has attracted many major companies to the surrounding area. Whilst being close to the city, Bennell Court provides the advantage of being easily accessible and offer generous car parking on site. The village has a range of facilities including a shop and pub serving food. The M11 (junction 12) is approximately 3 miles away making the A14, A11 and Stansted airport easily accessible (around 30 miles).

DESCRIPTION

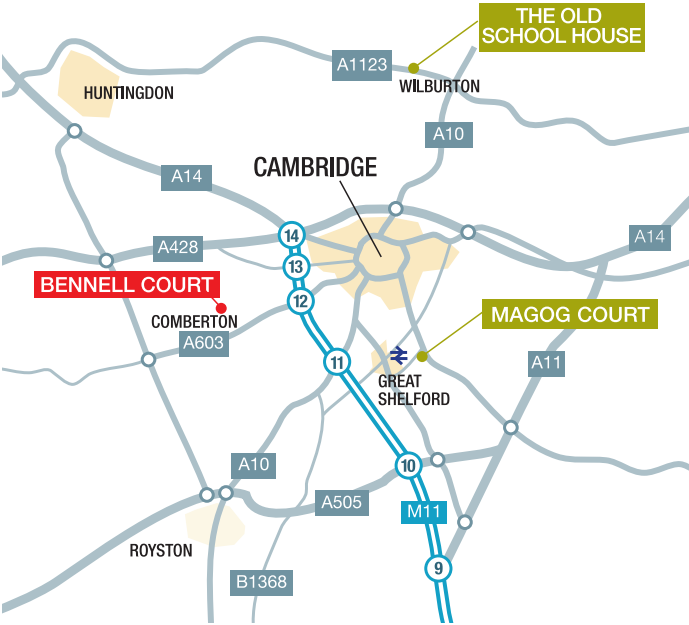
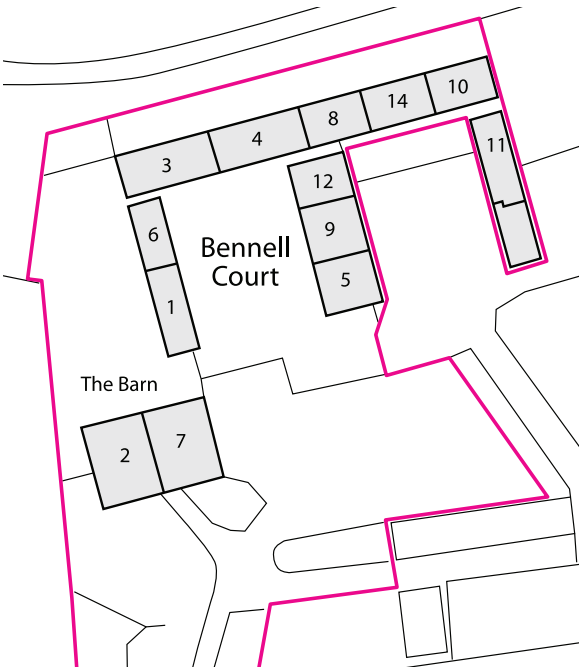
Bennell Court comprises an attractive courtyard of refurbished brick buildings under pitched tiled roofs surrounded by open countryside. There is a modern internal specification suitable for business and office use.

VIEWING

Strictly by appointment.
Contact James Arnold direct dial **01223 264576**

ACCOMMODATION

The individual suites comprise the following areas, which are approximate and for guidance only.



Unit		Gross Internal Area		Car Spaces
		m ²	sq ft	
1	Single Storey	43	462	4
2	Single Storey	109	1178	8
3 & 4	Single Storey	157	1695	10
5	Single Storey	62	672	4
6	Single Storey	43	459	4
7	Single Storey	103	1105	6
8	Single Storey	43	466	4
9	Single Storey	55	592	4
10	Single Storey	44	469	4
11	Single Storey	54	580	4
12	Single Storey	50	542	4
14	Single Storey	43	466	4



CONTACT James Arnold
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These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view, please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.