



# TO LET OFFICES THE OLD SCHOOL HOUSE

## WILBURTON - NR ELY

- > Excellent rural location only 5 miles from Ely and 10.5 miles from Cambridge
- > 3 self-contained offices totalling 271 sq m (2921 sq ft)
- > High specification including kitchenette and male and female toilets
- > Easy access to A10, A142 and is situated adjacent to the A1123
- > Broadband access available
- > Extensive car parking
- > Fully alarmed



**BEECHWOOD**  
ESTATES & DEVELOPMENT

## DESCRIPTION

The Old School House is situated on the High Street in an attractive village location to the South of Ely (approximately 5 miles). The redbrick former school building was extensively renovated by Beechwood Estates to provide contemporary office space whilst retaining the historic integrity of the building.

The office provides accommodation over two floors with a modern internal specification suitable for office use. The Old School House is ideally located in the heart of the village and offers easy access to the A10 serving Ely (5 miles) and Cambridge (10 miles), the A142 and is also situated adjacent to the A1123. The A14 can be accessed at Cambridge (west bound/M11 link/Stansted) or Newmarket (east bound). There is on site car parking available.

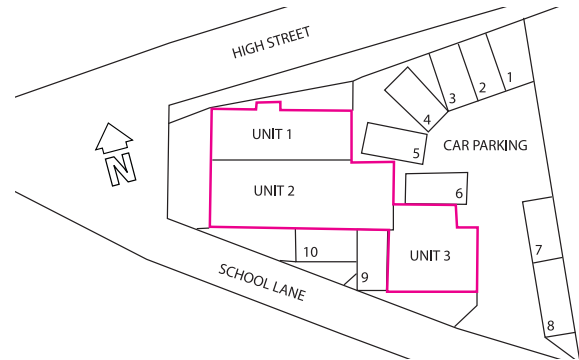
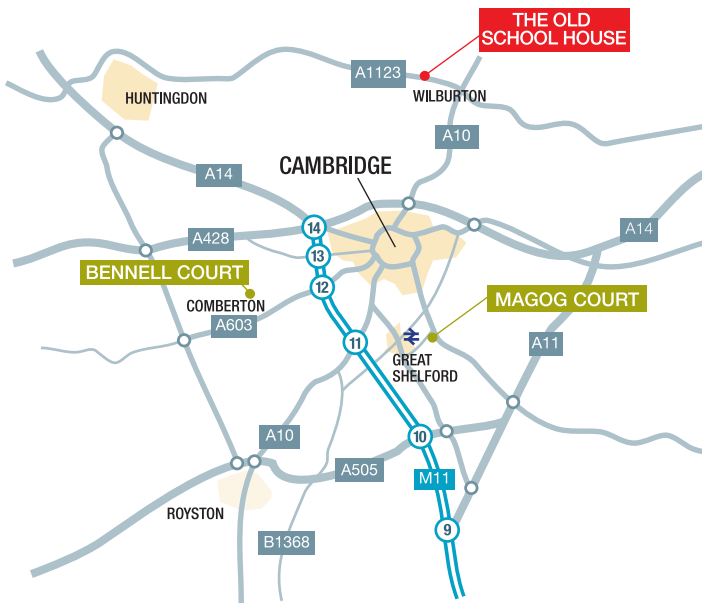
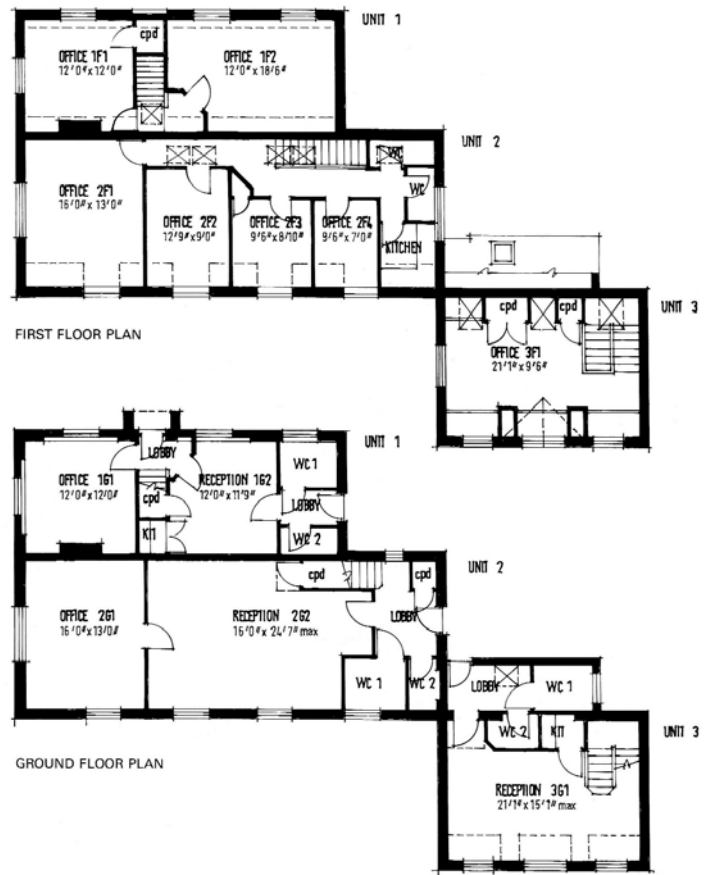
The village of Wilburton offers a range of facilities including a garage, post office/stores and pub/restaurant.

## 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 <sup>2</sup>	sq ft		
1	77	830	3	FULLY LET
2	135	1448	4	FULLY LET
3	60	643	3	FULLY LET
<b>Total</b>	<b>271</b>	<b>2921</b>		



### CONTACT James Arnold

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