

**Open plan work space
Beautiful Studio/Office**

**The Old Forge
Castle Camps**

**£6,000 PA
Available Immediately**

New Lease

**Unique newly renovated detached
office overlooking the village green**

484 sq.ft

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The Old Forge
The Green
Castle Camps
Cambs.
CB21 4TA



The Premises

A unique open-plan, self-contained detached office / work space in Castle Camps. This is the Old Forge (Blacksmiths) dating back to 1886. Fully renovated Grade II Listed property.

Location

Adjacent to the Village Green and local free house in the centre of a charming village. 3 miles from Haverhill, 8 miles from the historic market town of Saffron Walden and close to the Suffolk/Essex/Cambridgeshire borders.

Ideal artistic studio/office space, this would make a superb showroom to exhibit your business or for someone needing to move their business out of home and seeks a beautiful and unique property.

Accommodation

This open-plan property offers four artistic areas to include : office space, seating area, kitchen and a general open area/show room. It is well insulated with underfloor heating and double glazed windows throughout.

Beautiful beams and features include: brick hearths (blacksmith's fireplace) give this well-renovated property extraordinary character.

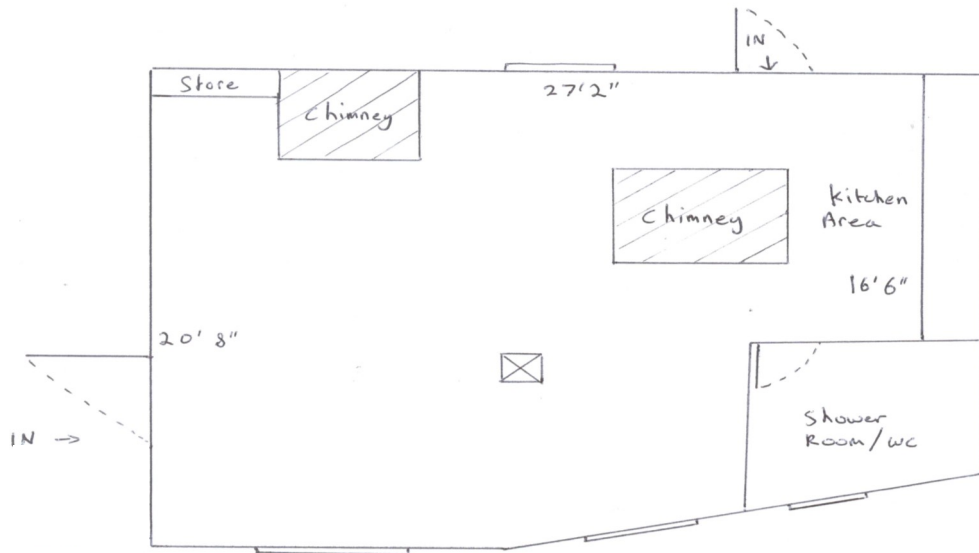
There is a separate shower room comprising a shower, WC and hand basin. Heating is electric with several panel wall heaters fitted throughout which can be controlled separately. There is also street parking in the main village thoroughfare.

Terms

£6,000 PA
3 year lease, with mutual rolling break clauses exercisable
Rent is payable quarterly in advance by bank standing order.
Cost of electricity, water and sewage will be the responsibility of the incoming tenant.
The property is zero rated for business rates.
Each party will be responsible for their own legal costs incurred in the transaction. References will be required plus a notional deposit of £1,000.
Restricted use of 2 occupants due to being a protected listed property.
The letting will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Other Information

Castle Camps falls into the Cambridgeshire District Council administration region, with the University City approximately 15 miles north. It is the highest village in the county, being approximately 450 ft. above sea level with a triangular pillar within the parish boundaries marking this fact



Note

Services are untested and no warranty is given that they are operable.
Plans are not to scale and are for identification only.
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