



**DETACHED  
STUDIO/OFFICE WITH  
OPEN-PLAN WORKSPACE  
TO LET  
THE OLD FORGE  
CASTLE CAMPS**

**Beautiful studio/office**

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

**484 sq.ft**

**TO LET ON NEW LEASE  
£7,000 PA**

**SNOW WALKER**

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**SNOW WALKER CHARTERED SURVEYORS  
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR**



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

(Ref. 21/064)

**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 double glazed windows throughout. Beautiful beams and features include brick hearths (blacksmith's fire-place) which give this well-renovated property extraordinary character.

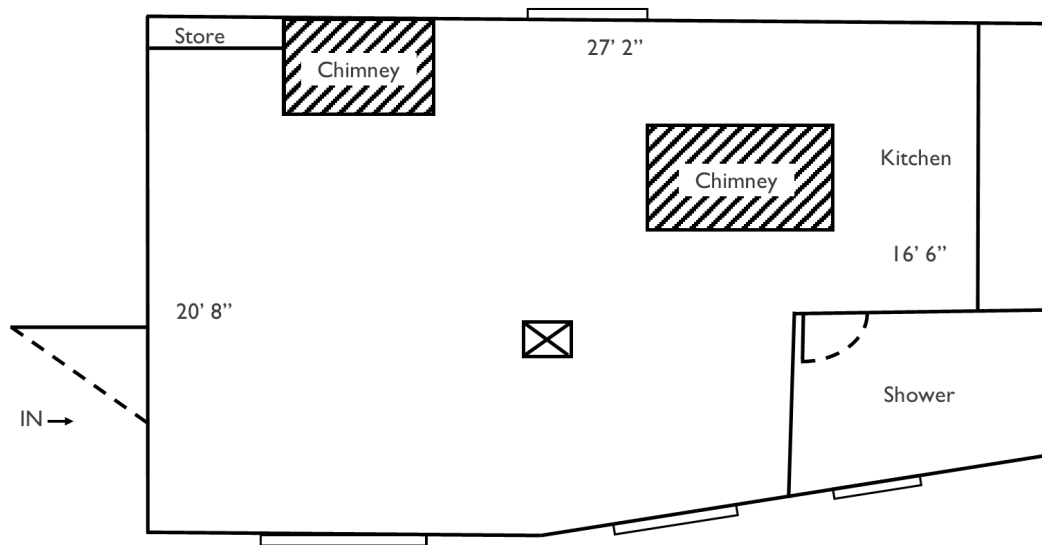
There is a separate shower room comprising a shower, WC and hand basin. Heating is electric with several panel wall heaters fitted throughout which can be controlled separately. There is also street parking in the main village thoroughfare.

**Terms**

Being offered to let at a rent of **£7,000 per annum**. Flexible lease, possibly even with a mutual rolling break clause, is offered. 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**

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