

# 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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