

First floor



First floor



Ground floor

## Premises

Century House is a detached office building which has been subdivided to provide multi-let offices. Premises are accessed via a shared ground floor entrance, and the tenant will have use of a kitchen and toilets.

## Rent

**£1,125 per month (+VAT)**

£13,500 per annum

## Services

Additional service charge for utilities (cost estimate available). High-speed fibre broadband is available. EPC C.

## Terms

Initial one-year term, with three-month notice subsequently. Rent review after three years.

## Business rates

Business rates may be chargeable; contact South Cambridge District Council for details.

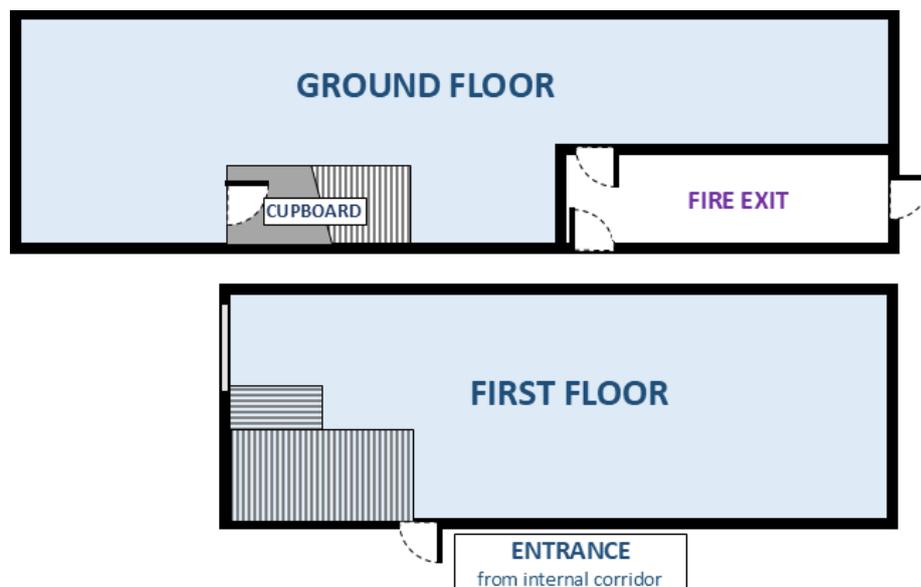
## Location

Century House is located in Market Street in the centre of Swavesey, with a shop, café, pub, businesses, and free public parking.

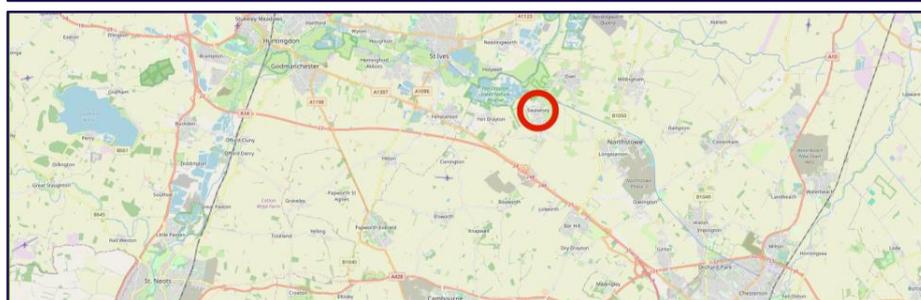
Swavesey is located on the A14 with easy access to the A1 and M11. It is 8 miles Northwest from Cambridge and within 60 minutes of Stansted and Luton Airports. Huntingdon and Cambridge North stations offer fast rail services to London and beyond.

The guided bus is 10 minutes' walk, offering a convenient commute from Cambridge, Northstowe, Huntingdon, St Ives etc.

## Floor plan



*The above floor plans and below maps are published for convenience of identification only and although believed to be correct, are not guaranteed and do not form any part of any contract.*



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