

OFFICE  
TO LET

# Eddisons



## Suite 4, Century House, 4 Market Street, Swavesey, CB24 4QG

40m<sup>2</sup> (432 sq ft)

Property ID: 811.1231785



For viewing and all other enquiries please contact:

**MATTHEW HUNT** BSc (Hons) MRICS  
Associate Director  
matthew.hunt@eddisons.com  
07866 165013 | 01480 451578

### Flexible, creative workspace in two connected spaces on first floor.

- Open light space with original features.
- Two connected areas offer space for meetings, office work.
- Recently refurbished with new LED lighting, insulation and efficient heating.
- High-speed full fibre broadband available.
- Friendly and supportive business environment.
- Close to village amenities, rapid transport routes, cycleways, and guided bus.
- Easy access to Cambridge and regional science parks.
- Free public parking in Market Street.



View from windows

## 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 communal kitchen and toilets.

## Rent

**£450 per month (+VAT)**  
£5,400 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.

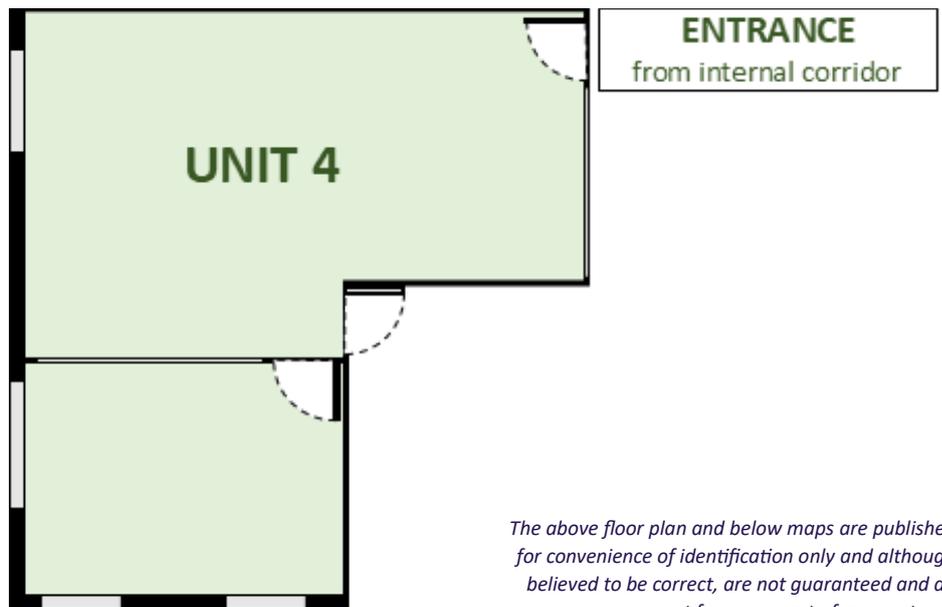
## Location

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

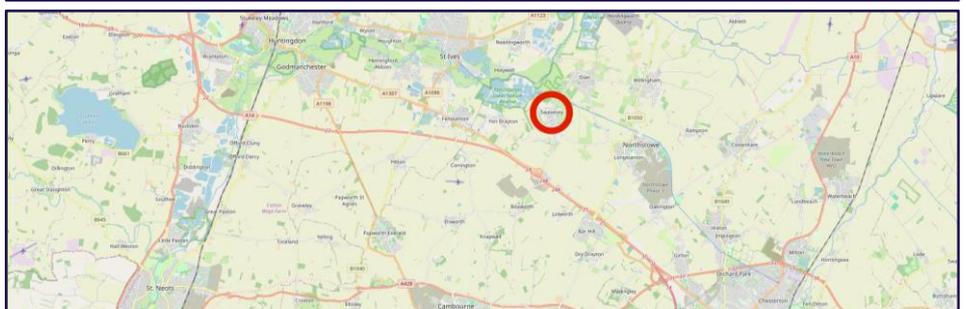
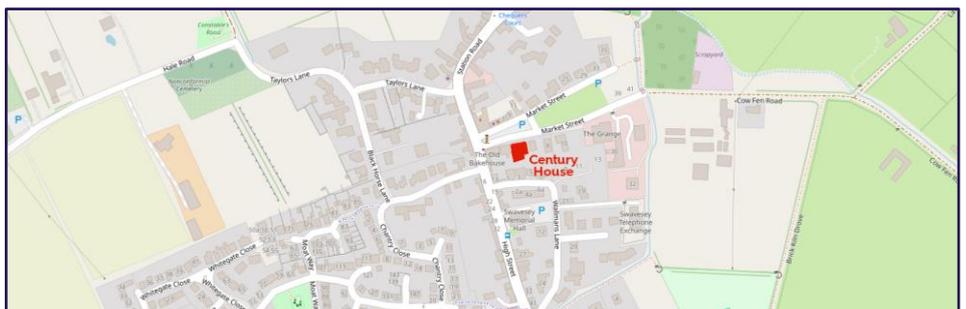
Swavesey is located on the A14 with easy access to the A1 and M11. It is 8 miles Northwest from Cambridge and within 60 minutes of Stansted and Luton Airports. Huntingdon and Cambridge North stations offer fast rail services to London and beyond.

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

## Floor plan



*The above floor plan 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.*



Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.