

## WYNDMERE HOUSE

Ashwell Road  
Steeple Morden  
Royston  
SG8 0NZ



# TO LET.

**SELF-CONTAINED BUSINESS/OFFICE BUILDING WITH STORAGE FACILITY. ALTERNATIVE USES AVAILABLE SUBJECT TO PLANNING**

1,836 SQ FT (170.56 SQ M)



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### Location

Steeple Morden is a village and civil parish in Cambridgeshire about 15 miles southwest of Cambridge and 5 miles west of Royston. Accessed via the A505, the village is located 11 miles northeast of Letchworth Garden City. Ashwell and Morden train station is located circa 5 minutes' drive from the property and offers direct route to Cambridge of circa 20 minutes.

### Description

The property is a converted residential building offering ground floor office and storage space. The first floor provides individual office suites with further storage room. The property benefits from having WC and kitchen to each floor.

There is rear external outside space and 9 parking spaces to the building offering a rare 1:204 ratio.

The landlord will be undertaking decoration to the property to include new carpet to both floors.

### Accommodation

The approximate net useable areas are as follows:

#### Ground Floor

Office	934 sq ft	86.77 sq m
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#### First Floor

Office	902 sq ft	83.79 sq m
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#### Total

Total net useable area	1,836 sq ft	170.56 sq m
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### Features

- Rural location
- Perimeter trunking
- Fully carpeted
- Large ground floor storage space
- WCs and Kitchen to each floor
- 9 Parking spaces

### Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

### Rental

£18,360 per annum, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £12,500. The UBR for 2024/25 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

### Energy Performance Certificate (EPC)

The EPC asset rating is C-73. A copy of the EPC is available upon request.

### VAT

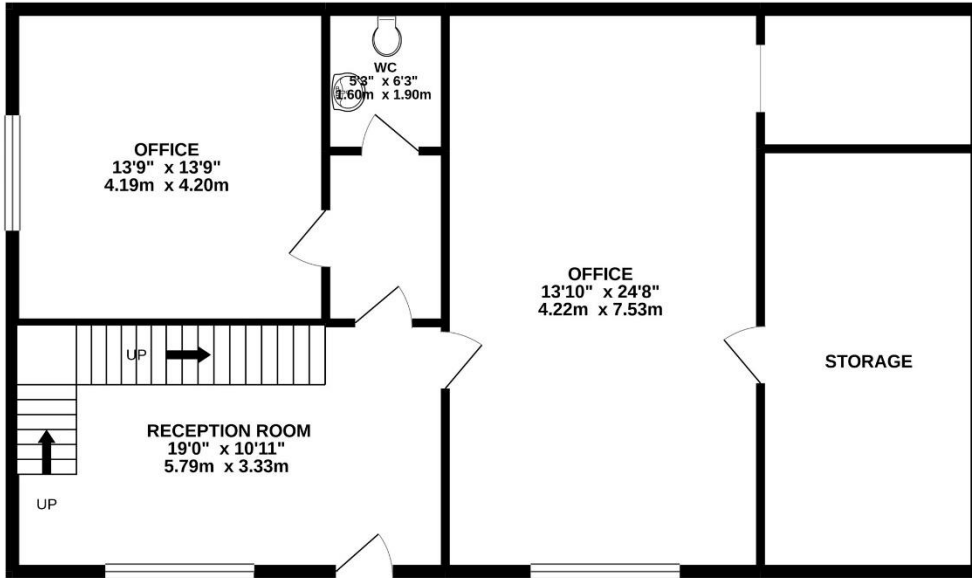
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

### Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



**GROUND FLOOR**  
1046 sq.ft. (97.1 sq.m.) approx.



**1ST FLOOR**  
1046 sq.ft. (97.1 sq.m.) approx.

