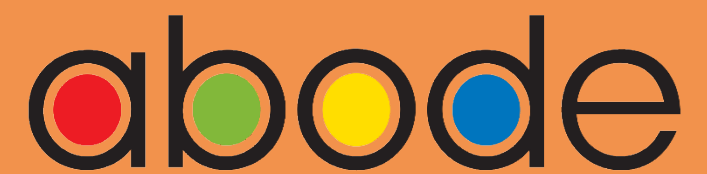
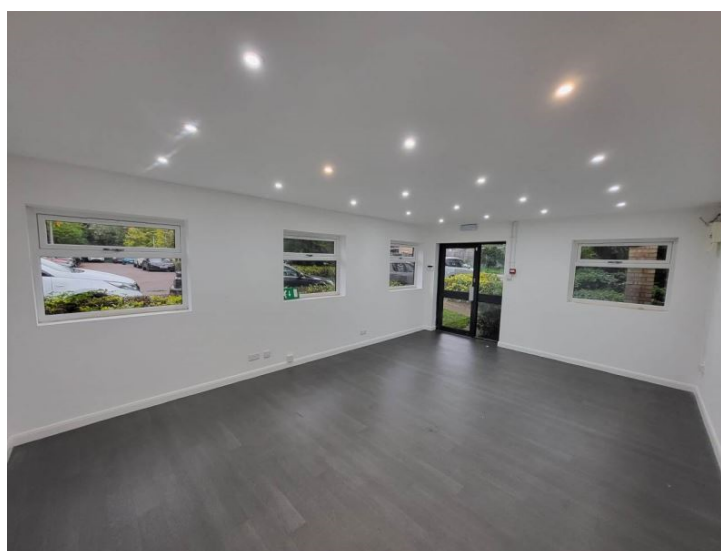
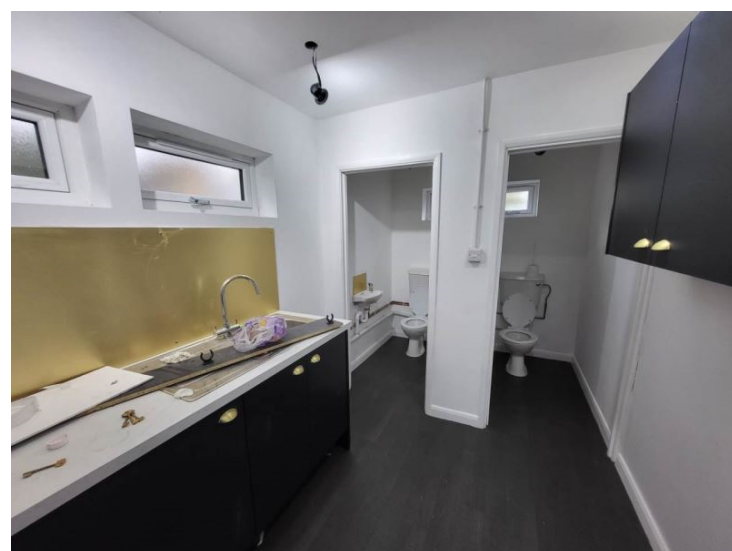
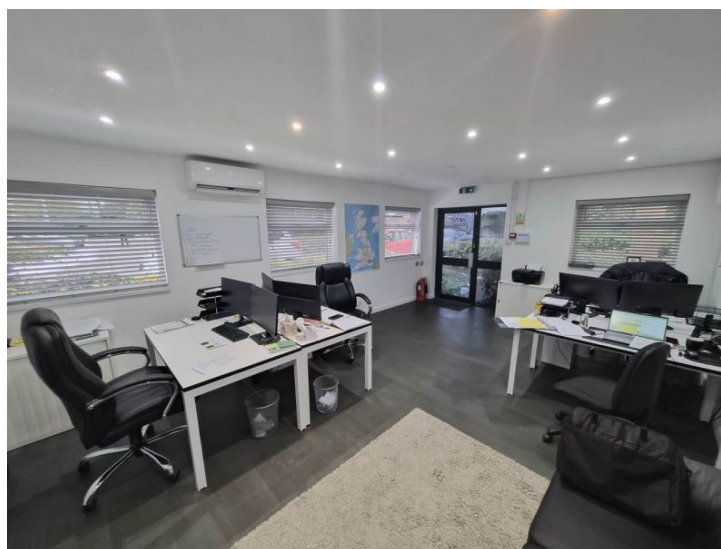
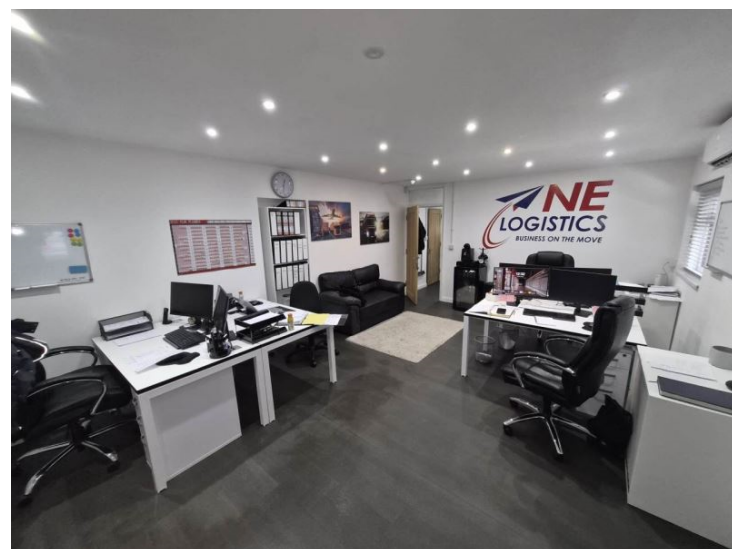




Whitting Way  
SG8 6NA

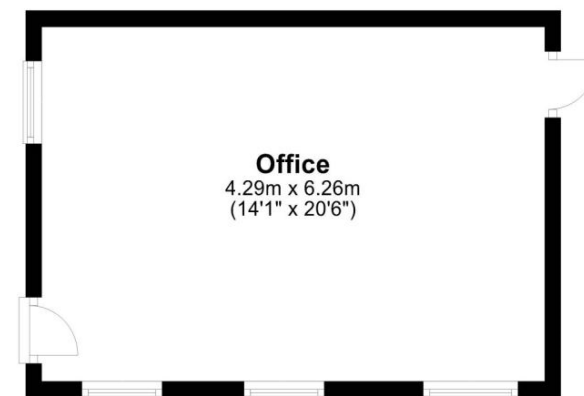
£800 Monthly





## Ground Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 26.8 sq. metres (289.0 sq. feet)

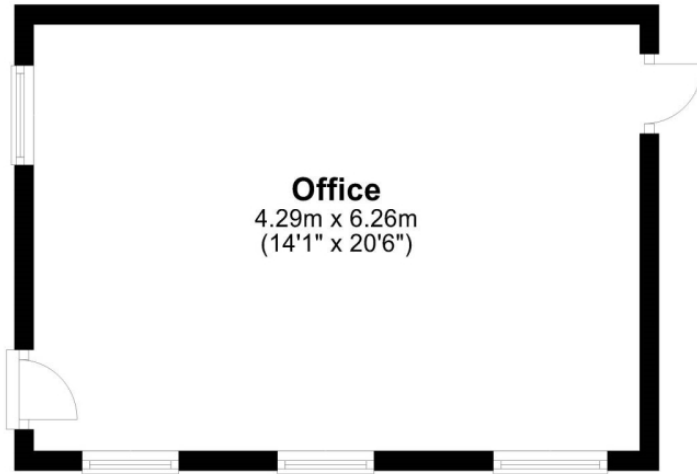
01763259888

Abode are happy to offer to market this office/light industrial unit in the sought after village of Melbourn, Cambridgeshire. Totalling 26.8 square meters the office is finished with LED lighting and rubber flooring, it further benefits from a private entrance. There is a shared kitchenette, and two WC with one other office, these are serviced and sundries provided. The owner is happy with a variety of use cases, and will entertain various lease lengths depending on the use of occupation. The lease price includes fair usage of electricity, sewerage and water. The property is available immediately, please contact Abode to arrange viewings by prior appointment only.



## Ground Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



**Office**  
4.29m x 6.26m  
(14'1" x 20'6")

Total area: approx. 26.8 sq. metres (289.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	