

The Old School

High Street
Stretham
Ely
CB6 3LD

Attractive and characterful former school building providing exceptional contemporary office accommodation with large external car park.

5,263 sq ft

FOR SALE



Location

The property occupies a prominent position on the High Street within the well-regarded Cambridgeshire village of Stretham, approximately 5 miles south-west of Ely and around 12 miles north of Cambridge. The village provides a range of local amenities including a convenience store, public house, primary school and recreational facilities, whilst the nearby cathedral city of Ely offers an extensive range of shopping, leisure and dining amenities together with mainline rail services to Cambridge, London King's Cross and London Liverpool Street.

Stretham benefits from good road connectivity via the A10, providing direct access to Cambridge, Ely and the wider regional road network including the A14 and M11.

Description

The property comprises an attractive and characterful former school building which has been comprehensively refurbished and sensitively restored to provide exceptional contemporary office accommodation. The building retains a number of original period features, creating a distinctive working environment that combines character with modern functionality.

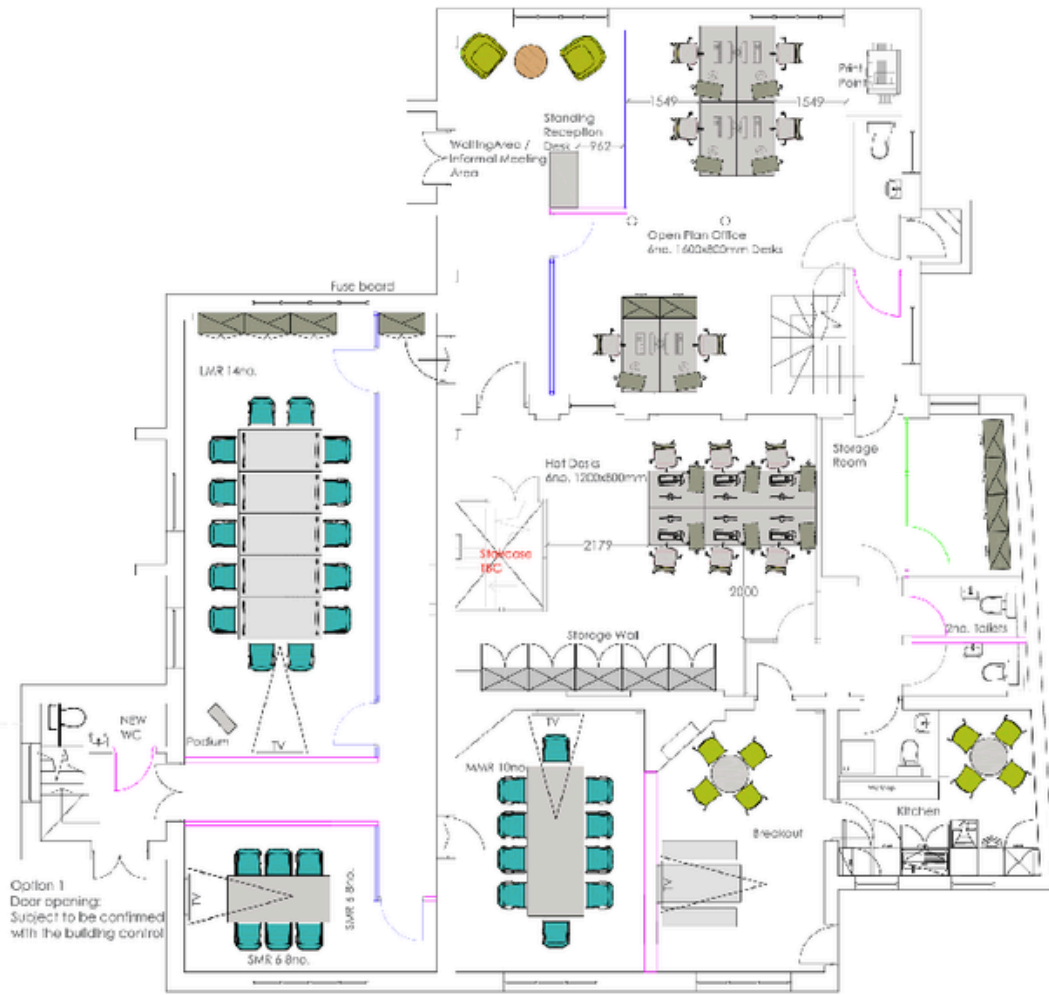
Internally, the accommodation has been fitted out to an exceptionally high standard, incorporating high-quality finishes throughout together with a thoughtfully designed office layout suited to modern occupier requirements. The restored architectural features are complemented by contemporary lighting, meeting areas and open-plan workspace, providing a unique blend of heritage character and premium office specification.

Quoting Terms

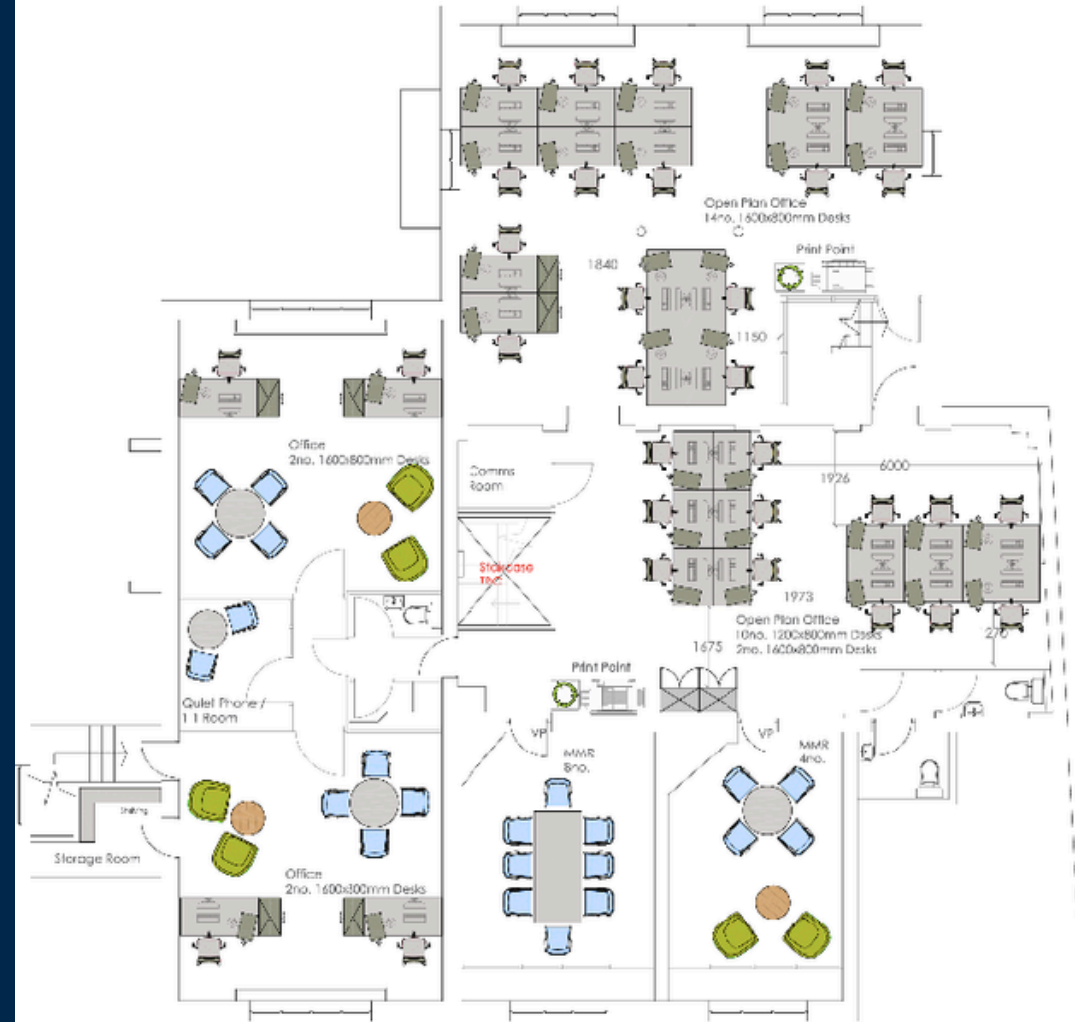
The property is available for sale Freehold.



Ground Floor



First Floor





Accommodation

Name	sq ft	sq m
Ground Floor	2,651	246.27
First Floor	2,612	242.62
TOTAL	5,263	488.89

Price, Rates and Charges

Price - OIRO	£950,000
Business Rates Payable	£41,402
VAT	TBC
EPC	C (54)

Use

The property benefits from an E Class use. Other uses may be suitable STP.

Legal Costs

Each party to be responsible for their own costs.

Possession

Upon completion of legal formalities.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

Viewings and further information

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