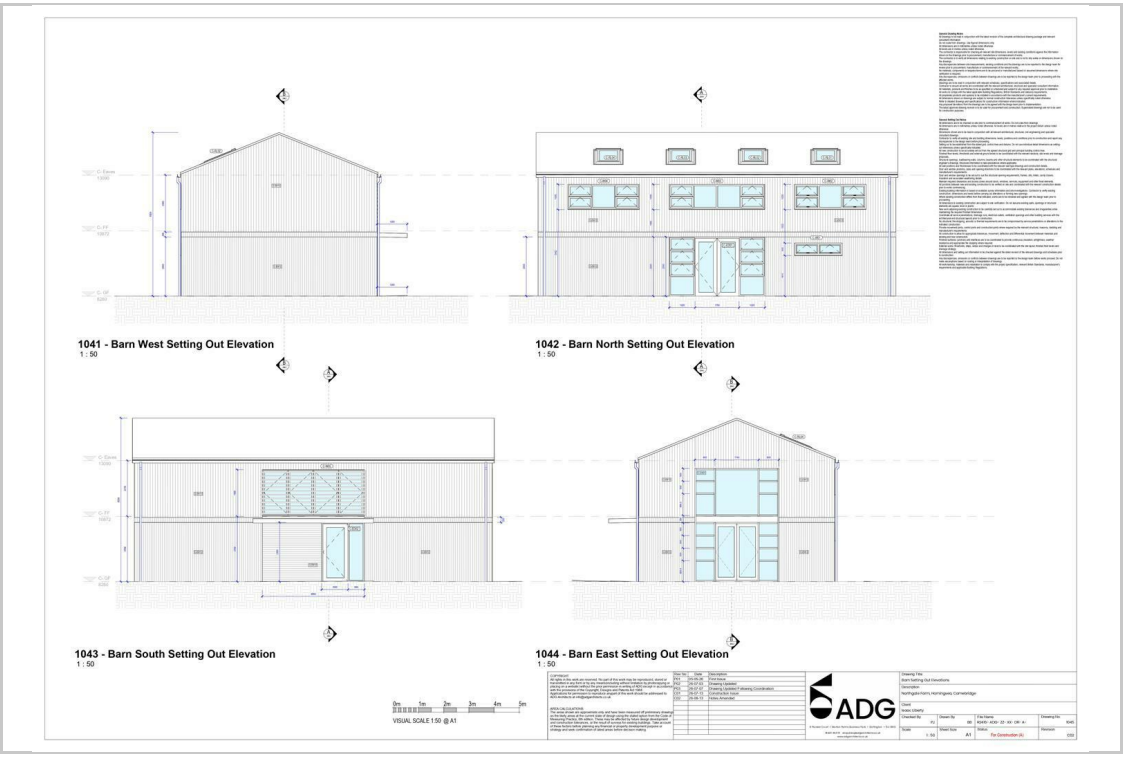
GRAY TOYNBEE



North Gate Farm, High Street, Horningsea CB25 9JG

Guide price £926,250 Freehold







- Office use
- 1,880sqft of internal space
- 7 parking spaces
- Excellent and accessible location

A unique opportunity to acquire a purpose-built office space in Horningsea, on the outskirts of Cambridge.

The existing building is a barn and is being converted to an office space, the building is divided over two storeys providing approximately 1880sqft of internal space. There are 7 parking spaces, including 1 disabled space, and 8 covered cycle spaces

The proposed office is due for completion in Spring 2027.

The development is being offered in shell & core giving prospective purchasers the opportunity to fully customise the internal spaces to their business requirements.

The purchaser has the option of fitting out the office using their own contractors or has the option to agree a turnkey full fit out option at an additional cost with the developer.

Note, the purchase price is subject to VAT at the prevailing rate.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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