



**MILL
COURT**



CHASTON HOUSE

Up to 995.91 sq m (10,720 sq ft)
of comprehensively
refurbished office space



WELCOME TO CHASTON HOUSE

SPECIFICATION

One of five buildings set within landscaped grounds at Mill Court, Shelford, Chaston House has been comprehensively refurbished to create a superb working environment consisting of modern, bright, open plan office space with air-conditioning.

In detail:

CAT A Office Fit Out

Open plan office accommodation inclusive of:

- New VRF comfort cooling systems serving the office accommodation on each floor.
- New LED lighting across all floors.
- New PVCu 3-part compartment trucking with new small power throughout.
- New floor coverings and suspended ceiling finishes throughout.
- Fully decorated.

The common areas have also been fully refurbished, encompassing the WC accommodation and shower facilities (including replacement Doc M pack's to the ground floor WCs); the passenger lift between the ground and first floors and new floor coverings and full redecoration.

Externally, the building benefits from:

- Newly decorated windows and doors.
- EV charging stations.
- Rooftop PV system.
- Accessible parking.
- Sheffield bike stands.
- Parking ratio (1:255 sq ft).



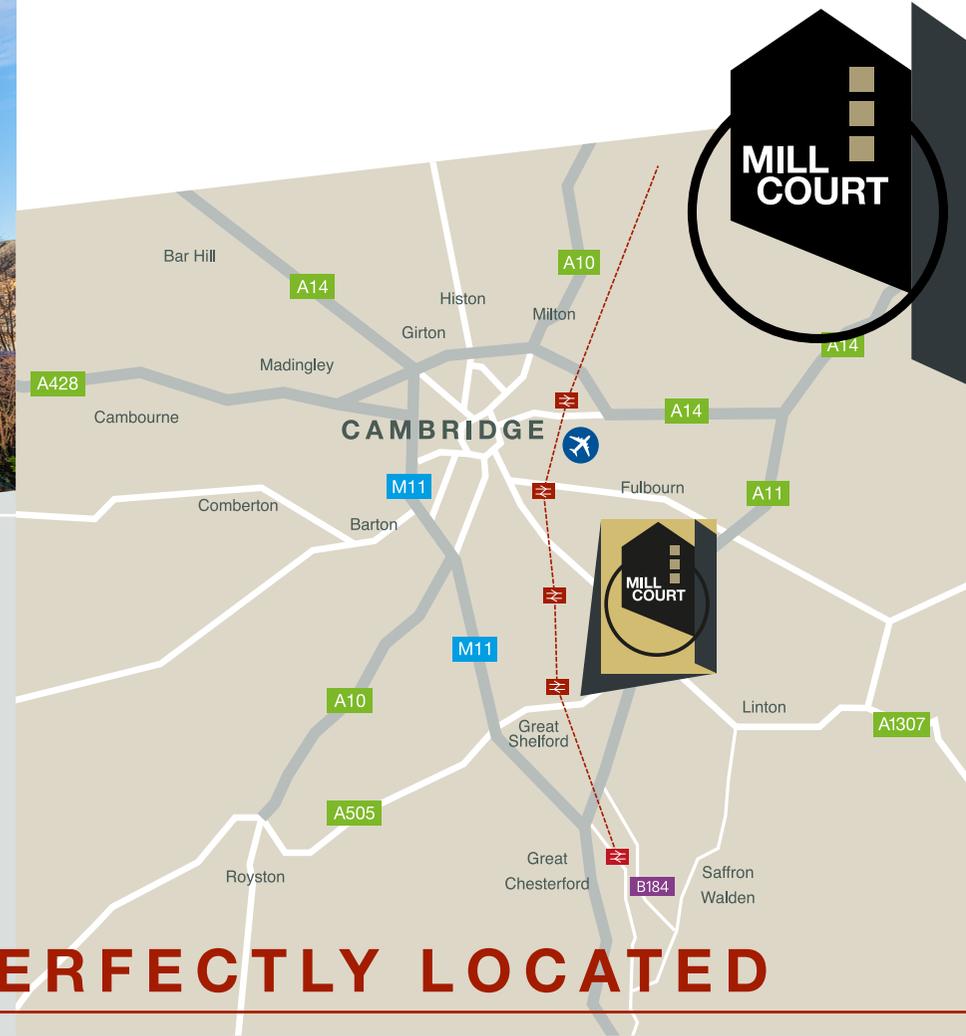


MODERN OFFICE SPACE

Mill Court is an established office scheme situated in the affluent village of Great Shelford, four miles south of Cambridge. Comprising five buildings totalling 38,245 sq ft (3,553 sq m) set within attractive landscaped surroundings adjacent to Shelford Train Station the buildings provide contemporary, natural light filled open plan office accommodation with car parking.

Mill Court enjoys excellent road connections - Cambridge is easily reached via the A3101 and A3109 and the M11 (Junction 11) is just two miles to the west, which in turn provides access to the M25 via the A505, A1 and M11.

It is also ideally placed to take advantage of many local amenities. Food stores, cafés, pubs, restaurants and other general essentials are all within easy reach, making day to day life at Mill Court effortless for occupiers and their staff.



PERFECTLY LOCATED






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