

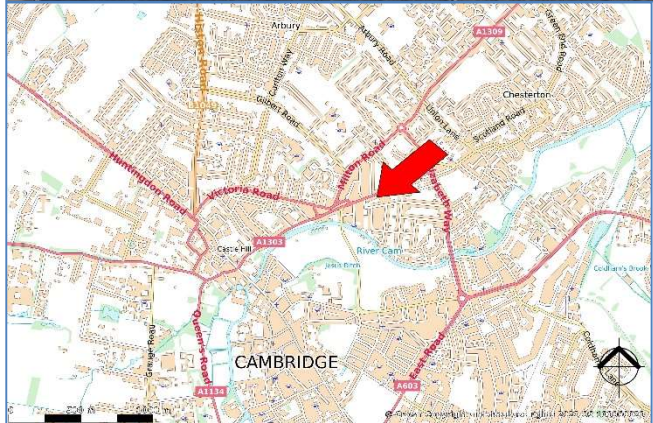
TO LET: Well-presented ground floor Office/Class E in Cambridge.



Ground Floor, 92 Chesterton Road, Cambridge. CB4 1ER

Approx. 110 sq m (1,184 sq ft)

- Convenient location between city centre and the northern science parks.
- Two miles from the A14 Milton Junction and 1.8 miles from Junction 32
- 10 minute cycle from Cambridge train station/12 from Cambridge North.
- Reception area, kitchenette, 2x WCs, and open plan office with good natural light
- Well-presented space with central heating and cooling
- Two car parking spaces in rear car park accessed via Hamilton Road
- Ample cycle parking
- Available immediately on new lease terms
- Rent of £27,500 per annum exclusive + VAT



Location

01473 211933 penncommercial.co.uk

Cambridge, situated in Cambridgeshire, England, holds a strategic location approximately 50 miles north of London. Its resident population is a dynamic mix of over 130,000 people, largely comprised of scholars, students, and professionals, contributing to a highly educated workforce. The city is economically significant, particularly in the high-tech and bio-tech sectors, largely due to the presence of the renowned Silicon Fen. Major road links include the M11 motorway to London, the A14 for east-west connectivity, and the A10 for access to nearby towns and rural areas. These robust transport connections make Cambridge an attractive business location, providing easy access to local and global markets, all within a region known for its natural beauty and intellectual prowess.

Situation

Chesterton Road sits just outside the boundary of the River Cam, but within a short walk from the various Colleges of Cambridge University. The area is a mix of residential, leisure, retail, and offices. The location is also situated on the bus/bicycle route to the city centre.

Description

The offices are on the ground floor of a well-managed apartment block with a private entrance into a reception area with two WC's off and a second access into a large open plan office space with good natural light at both ends. There is a small kitchenette off the main office. The offices benefit from 2 car parking spaces to the rear of the property (and accessed via Hamilton Road), gas central heating, cooling/ventilation, burglar and fire alarm, and secure bike store with ample cycle parking.

Planning

We understand the property to benefit from Class E use. All interested parties should contact Cambridge City Council, you can call 0300 303 8389.

EPC

An EPC has been requested.

Business Rates

We understand the rateable value to be: £21,250.

To reach the business rates department, you can contact Cambridge City Council via businessrates@cambridge.gov.uk or 01223 457706.

VAT

We understand that the property is elected for VAT, therefore any rents, service charge, and costs/fees will attract VAT at the prevailing rate.

Services & Utilities

We understand that mains electricity, gas, and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The Tenant is responsible for all utilities.

Terms & Tenure

The premises are available to let on new FRI lease terms, for a term of years to be agreed, at a rental of £27,500 per annum exclusive.

There is no service charge at this time.

Further detail available upon request.

Accommodation (all areas are approximate)

Ground Floor | 110 sq m | 1,184 sq ft

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by prior appointment, please contact us on:

robin@penncommercial.co.uk

07775 588223

01473 211933



Suite C, Orwell House, The Strand,
Wherstead, Ipswich, IP2 8NJ

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