

TO LET / FOR SALE - RETAIL

DARWIN GREEN

Evolution Court, Cambridge, CB3 0LB



Key Highlights

- 495 to 1,442 sq ft
- Ready for immediate occupation
- Units to be built to a shell and core specification with capped services
- Located close to A14/M11
- 6 new ground floor retail units within new neighbourhood scheme
- Suitable for a range of uses - subject to planning
- Located just 1.6 miles from Cambridge city centre

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Description

The six brand new retail units are situated at ground floor level, below residential apartments above. They are visible from the development's main central plaza. The units will have glazed frontages and will be delivered to a 'shell and core' specification, including concrete floors, block walls and capped services - ready for an occupier fit out. The units are available individually or combined and are ready for immediate occupation.

Location

Cambridge is an historic university city with a population of over 130,000 people, including 25,000 students. The Darwin Green development is located approximately 1.6 miles north west of Cambridge city centre, accessed via Huntingdon Road, which is approximately 200m away and is one of the main arterial routes in and out of Cambridge connecting the city with the A14 and beyond. The retail units front Darwin Street, adjacent to Park Street, one of the main roads leading into the Darwin Green development. They will form part of the central plaza and are situated in the heart of the development.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - 1	807	74.97	To let / For sale	Available
Unit - 2	495	45.99	To let / For sale	Available
Unit - 3	775	72	To let / For sale	Available
Unit - 4	1,420	131.92	To let / For sale	Under Offer
Unit - 5	614	57.04	To let / For sale	Available
Unit - 6	1,442	133.97	To let / For sale	Available

Viewings

Please contact the agents for further information on the development and to arrange viewings.

Terms

The units are available individually to rent or for sale on a long leasehold basis (250 years) - guide rents and prices upon application.

Contact

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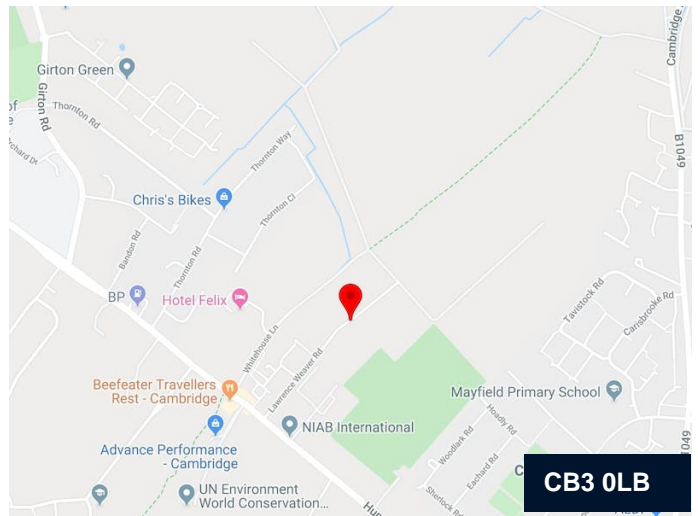
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