

01223 467155

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



**1ST FLOOR, 53-54 SIDNEY STREET,
CAMBRIDGE, CB2 3HX**

Rent: £65,000 per annum

Size: 2,374 sq ft (221 sq m)

- Prime central location
- High quality, modern fit-out
- Air conditioning
- Available immediately

LOCATION

The property enjoys a prominent location in the heart of historic city centre opposite Sidney Sussex College. Nearby is the Market Square. The suite is located in a prime retail area with M&S, Boots, and the Grand Arcade/Lion Yard shopping centres, plus numerous cafes and restaurants all within a short walk. There is nearby public parking at The Grand Arcade.

DESCRIPTION

The entrance is at the side from Market Passage with a dedicated lobby to the upper floors. The first floor suite has been recently refurbished and provides bright, modern offices with air conditioning, LED lighting and a high quality fitted kitchen. The accommodation is mainly open plan with some partitioned areas and a private office.



ACCOMMODATION

	Sq ft	Sq m
First Floor	2,374	221

All measurements are approximate net internal areas.

SERVICES

Mains drainage, electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

RATES

The property has a Rateable Value of £67,000 from 1st April 2023. For the year commencing 1 April 2023 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that

may be applicable. Interested parties are advised to make their own enquiries directly with the local council.



RENT

£65,000 per annum exclusive. We understand that VAT is payable on the rent.

LEASE TERMS

The property is immediately available by way of a new lease for a term to be agreed.

VIRTUAL TOUR

<https://vt.ehouse.co.uk/RDjsSqVeweW>

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

To be assessed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contact: Joe Berry

joseph.berry@eddisons.com

Tel: 01223 467155 / 07977 231356

Contact: Ben Green

Ben.green@eddisons.com

Tel: 01223 467155 / 07825 309599

Ref: 240418

For more information, visit eddisons.com

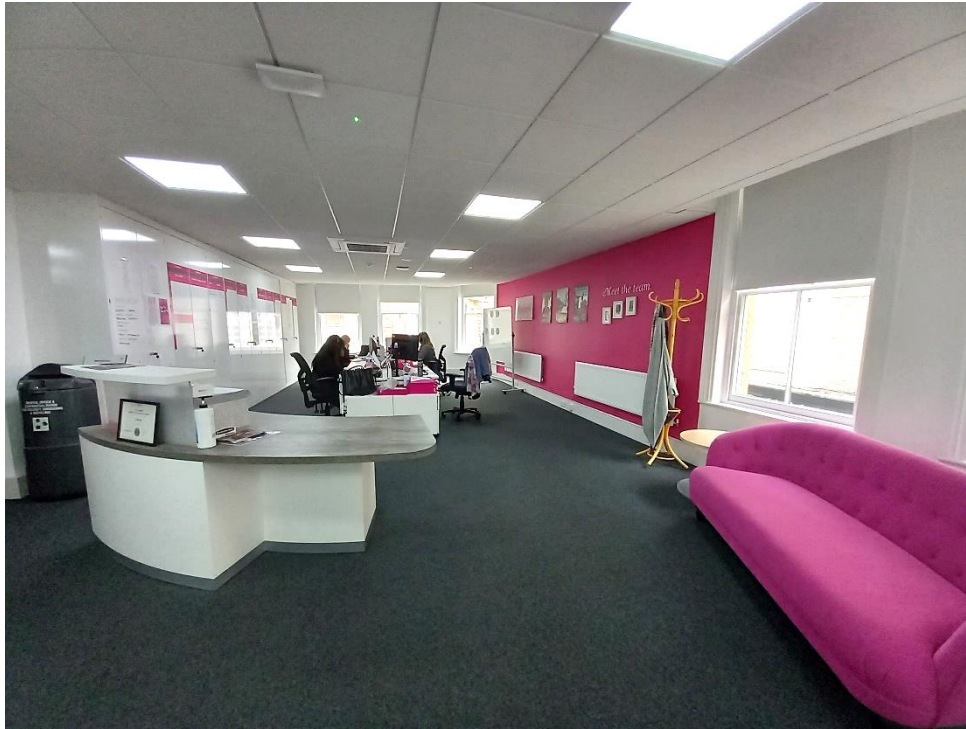
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Important Information

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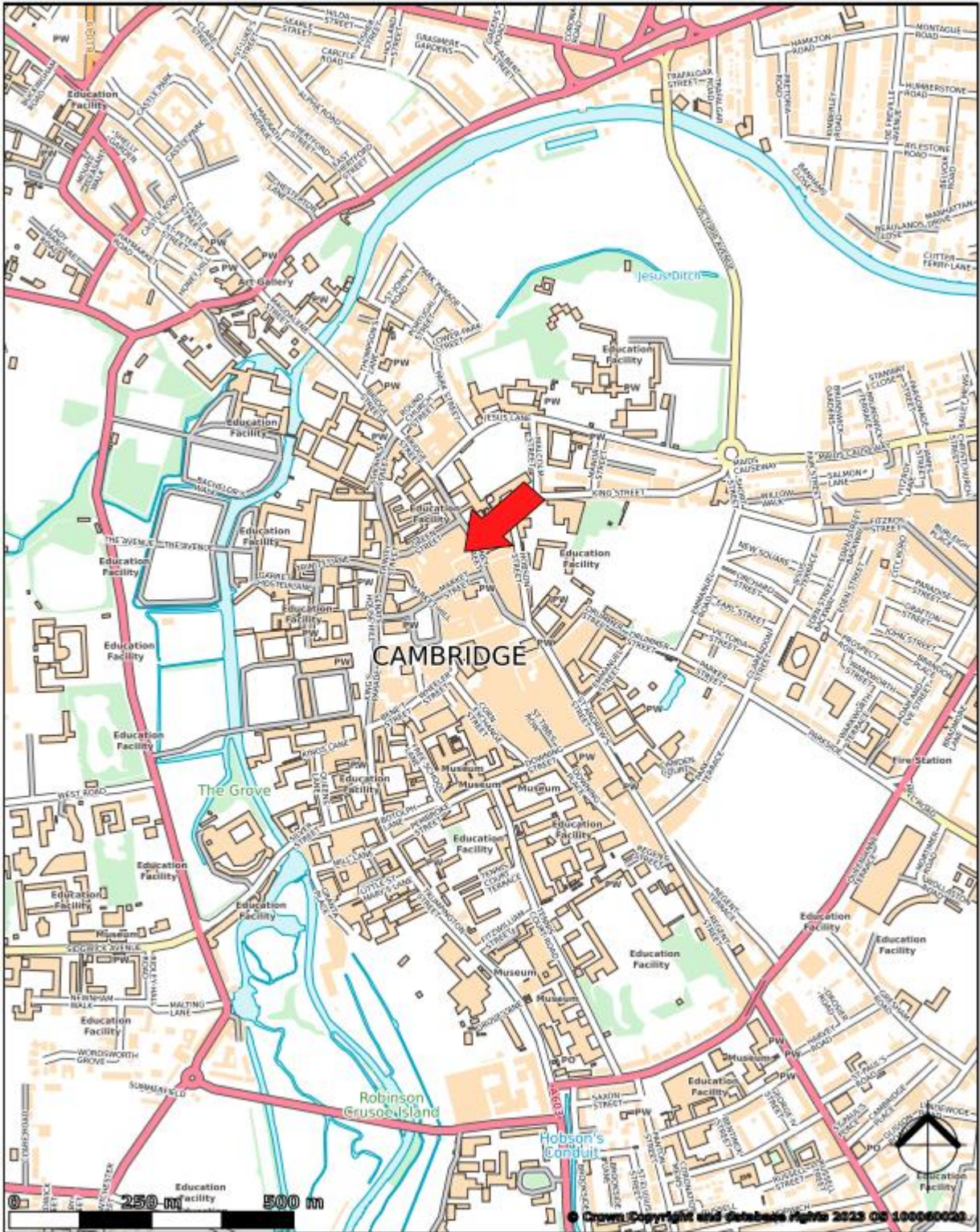
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Plotted Scale - 1:10,734

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