

01223 467155

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OFFICE – TO LET

Eddisons

Incorporating Barker Storey Matthews



2 HERBERT STREET, CAMBRIDGE, CB4 1AQ

Rent: £38,000 per annum

Size: 1,587 sq ft (147 sq m)

- Self-contained office building
- Good quality office accommodation
- 2 parking spaces
- 15 min walk to city centre

LOCATION

The property is located on Herbert Street, which links Milton Road (A1134) with Chesterton Road and is approximately 1 mile north of Cambridge City Centre. The property benefits from being in close proximity to a Co-op convenience store, Boots Pharmacy, and a number of pubs and restaurants. Midsummer Common and Jesus Green are just a short walk from the property.

DESCRIPTION

A self-contained, two-storey office building providing mainly open plan accommodation with separate kitchen. The property benefits from central heating and air conditioning. There are two car parking spaces available at the property.



ACCOMMODATION

The property has the following approximate net internal areas:

Ground Floor	95 sq m	(1023 sq ft)
First Floor	52 sq m	(564 sq ft)
Total	147 sq m	(1,587 sq ft)

SERVICES

Mains electricity, gas and water are understood to be available to the property. Interested parties are however advised to make their own enquires of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

EPC

To be assessed.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £28,000. 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

£38,000 per annum, exclusive of insurance and all other outgoings. We understand that VAT will not be charged on the rent.

LEASE TERMS

The property is available from December 2023 by way of a new full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with the sole agents:-
Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.
Tel: 01223 467155

Contact:

Joe Berry

joseph.berry@eddisons.com

07977 231356

Ref: 231019

For more information, visit eddisons.com
T: 01223 467155

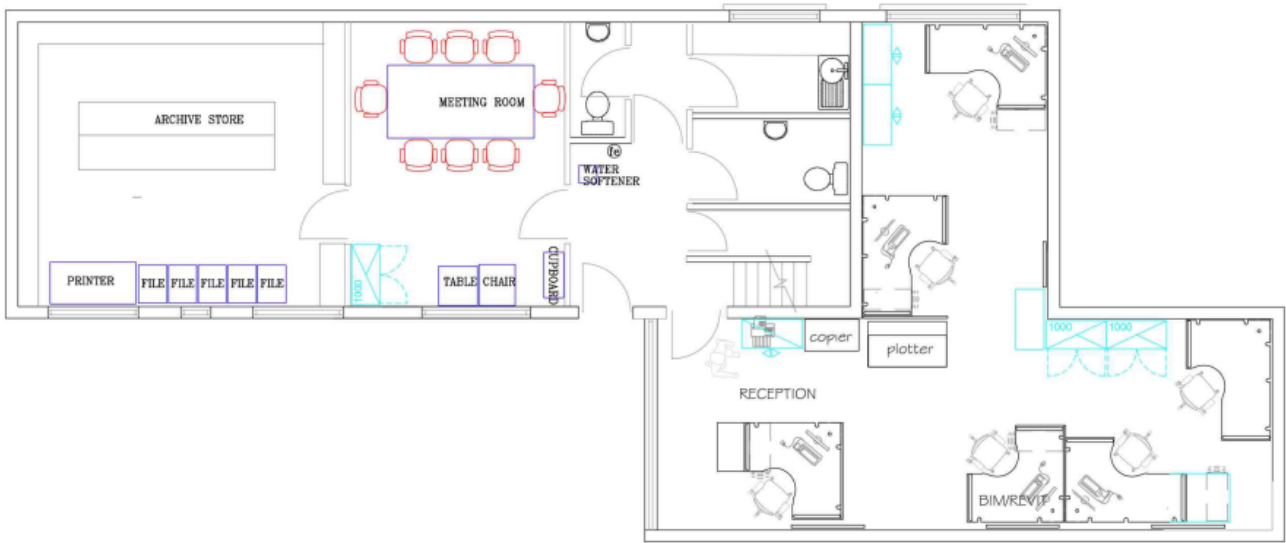
Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

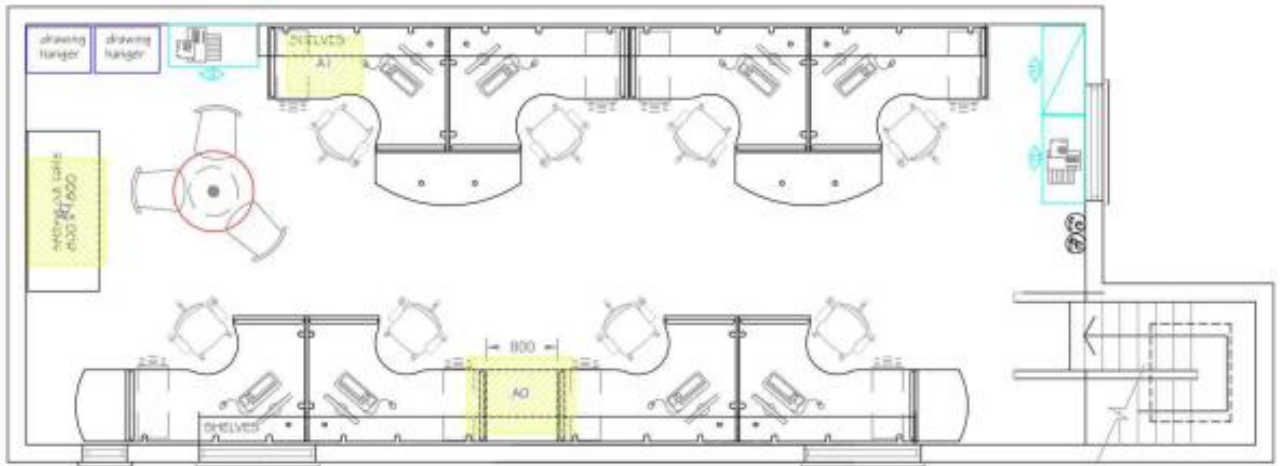
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Ground Floor



First Floor



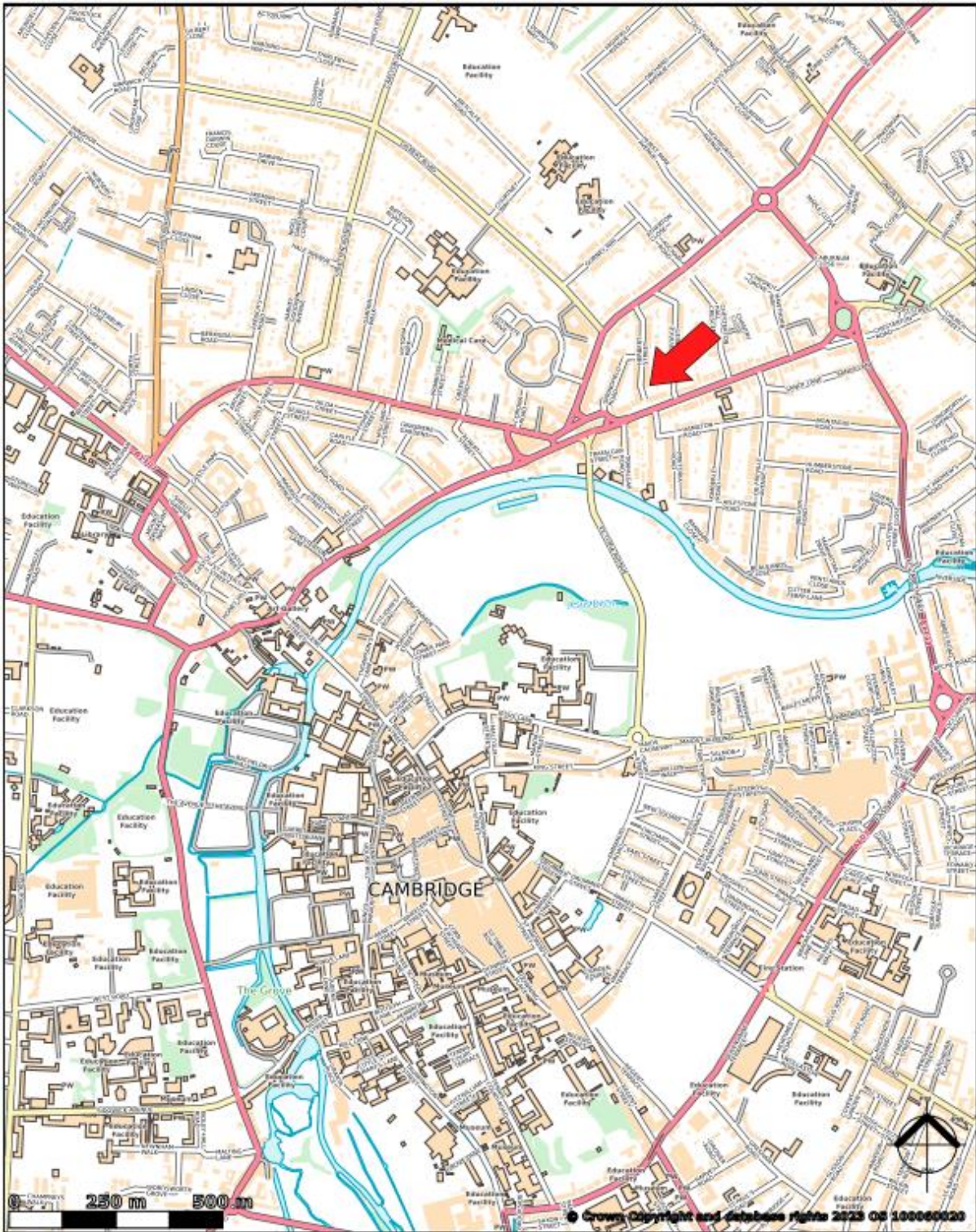
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