

01223 467155

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RETAIL UNITS - TO LET

Eddisons

Incorporating Barker Storey Matthews



76-78 AKEMAN STREET, CAMBRIDGE, CB4 3HG

Rent: £12,500 per annum

Size: 595 sq ft (55.30sq m)

- Two modern ground floor commercial units
- High quality accommodation
- Use class E (retail, office and R & D) . No hot food.
- Off Histon Road, north of the city centre

LOCATION

The Akeman Street commercial units form part of a new sustainable housing development providing 14 new homes, a community centre and three commercial units.

The development is situated just over one mile north of the city centre off Histon Road which is a main arterial road into the city centre. There are several shops nearby. The city centre is within walking distance and Jesus Green is nearby.



DESCRIPTION

Two modern ground floor self-contained commercial units suitable for a range of uses within Use Class E including retail, office and R & D. The units each comprise open plan accommodation with glazed frontage and rear access. The units are currently finished to shell and core with the landlord to contribute towards tenant's fit-out.

ACCOMMODATION:

The subject units have an approximate Net Internal space of:

Unit 76 595 sq ft (55.30 sq m)

Unit 78 595 sq ft (55.30 sq m)

RENT

Unit 76: £12,500 per annum

Unit 78: £12,500 per annum

Rents are exclusive of insurance, rates and all other outgoings. We understand that VAT will not be charged on rent.

LEASE TERMS

The units are available on a new full repairing and insuring leases for a term by negotiation.

RATES

The units will be assessed for business rates upon the tenant's occupation. Eligible occupiers will benefit from small business rate relief based on the anticipated rating assessment. All interested parties are advised to make their own enquires with Cambridge City Council Business Rates on 01223 457743 to verify their rates liability.

EPC

The property has an EPC of B (30). A copy of the EPC is available on request.

SERVICE CHARGE

There is no service charge.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons, Pound Hill House, Pound Hill, Cambridge, CB3 0AE.

Contact: Joe Berry

Joseph.berry@eddisons.com

(01223) 467155/ 07977 231356

Ref: 144385 230327

For more information, visit eddisons.com

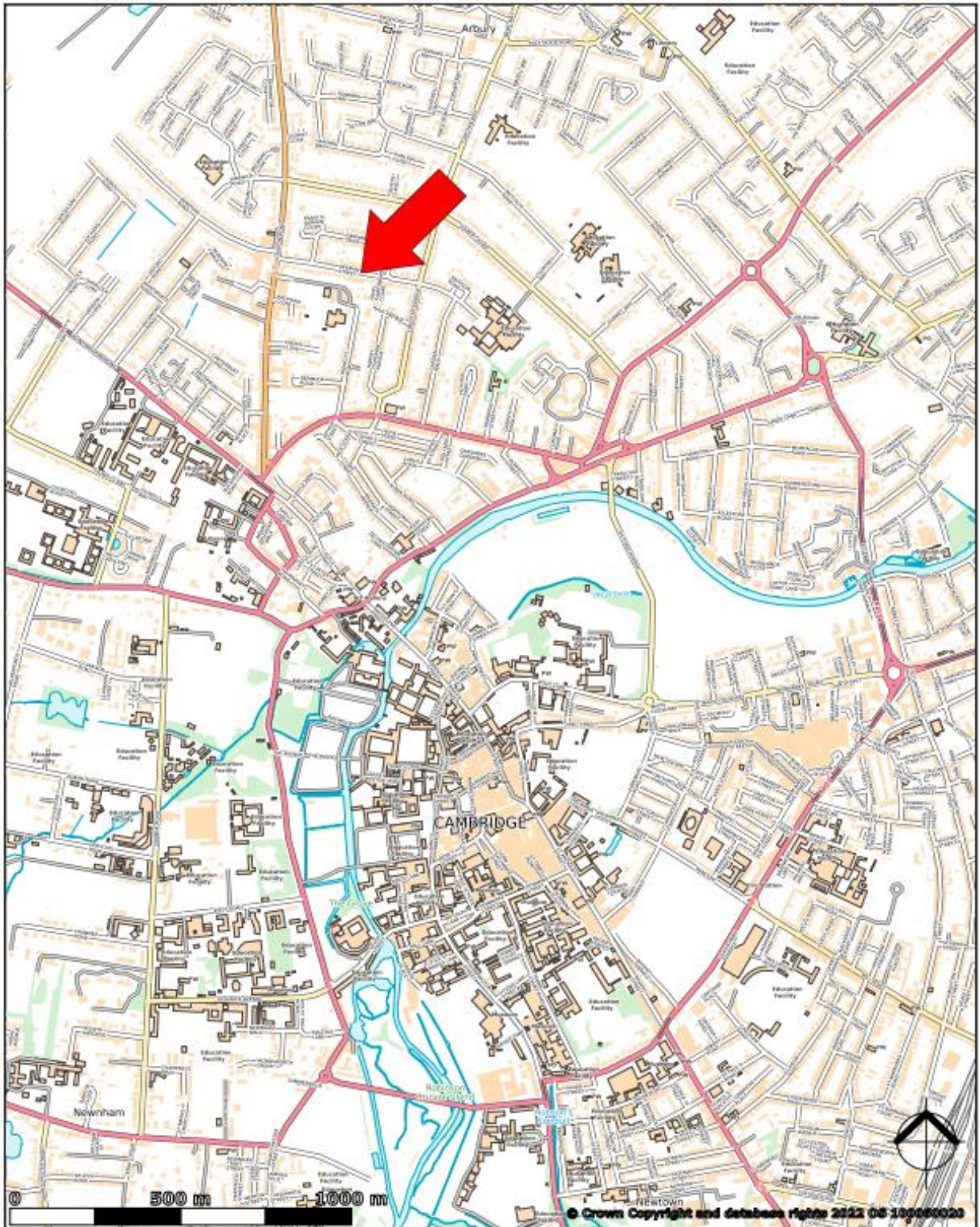
T: 01223 467155

Important Information

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