

01223 467155

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Barker Storey Matthews



ST GILES HALL, POUND HILL, CAMBRIDGE, CB3 0AE

Rent: £77,500 per annum

Size: 360 sq m (3,874 sq ft)

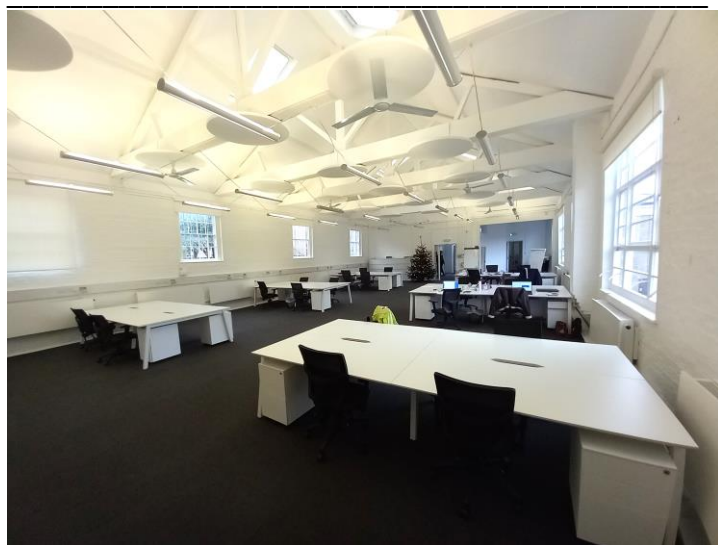
- Self-contained character office building with vaulted ceiling
- 7/8 parking spaces
- Separate annex building and outside amenity space
- Desirable location close to city centre

LOCATION

St Giles Hall is located on Pound Hill approximately 0.5 miles north of Cambridge city centre. The location provides easy access to the M11 (via Madingley Road) and the A14 (via Huntingdon Road & Histon Road) and is only a short walk from the historic city centre with its numerous shops and amenities. Public transport connections are excellent, with both Park & Ride and Busway stops in close proximity.

DESCRIPTION

St Giles Hall offers high quality modern offices in an attractive period building with a wealth of character. The main building benefits from a large open plan office area with vaulted ceiling, a board room for 12 people, further meeting rooms, kitchen and WCs. There is a separate office annex with WCs and shower. The property benefits from private parking for around 7 to 8 cars. There is an enclosed outside amenity area.



ACCOMMODATION

Main office (ground floor)	264 sq m	2,846 sq ft
Annex office (ground floor)	37 sq m	394 sq ft
Basement	59 sq m	634 sq ft
Total	360 sq m	3,874 sq ft

All measurements are approximate net internal area basis.

EPC

The property has an EPC rating of D-97. A copy of the EPC is available on our website.



BUSINESS RATES

The property has a current rateable value of £69,000.

RENT

The rent is £77,500 per annum exclusive.

VAT

We understand that VAT will not be charged on the rent.

LEASE TERMS

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

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Contact: Ben Green

Tel: 07825 309599

ben.green@eddisons.com

Contact: Joe Berry

Tel: 07977 231356

Joseph.berry@eddisons.com

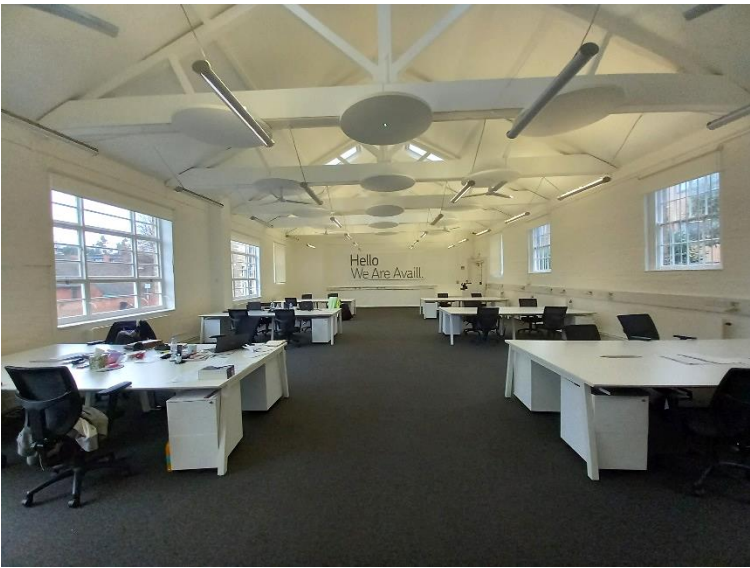
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For more information, visit eddisons.com
T: 01223 467155

Important Information

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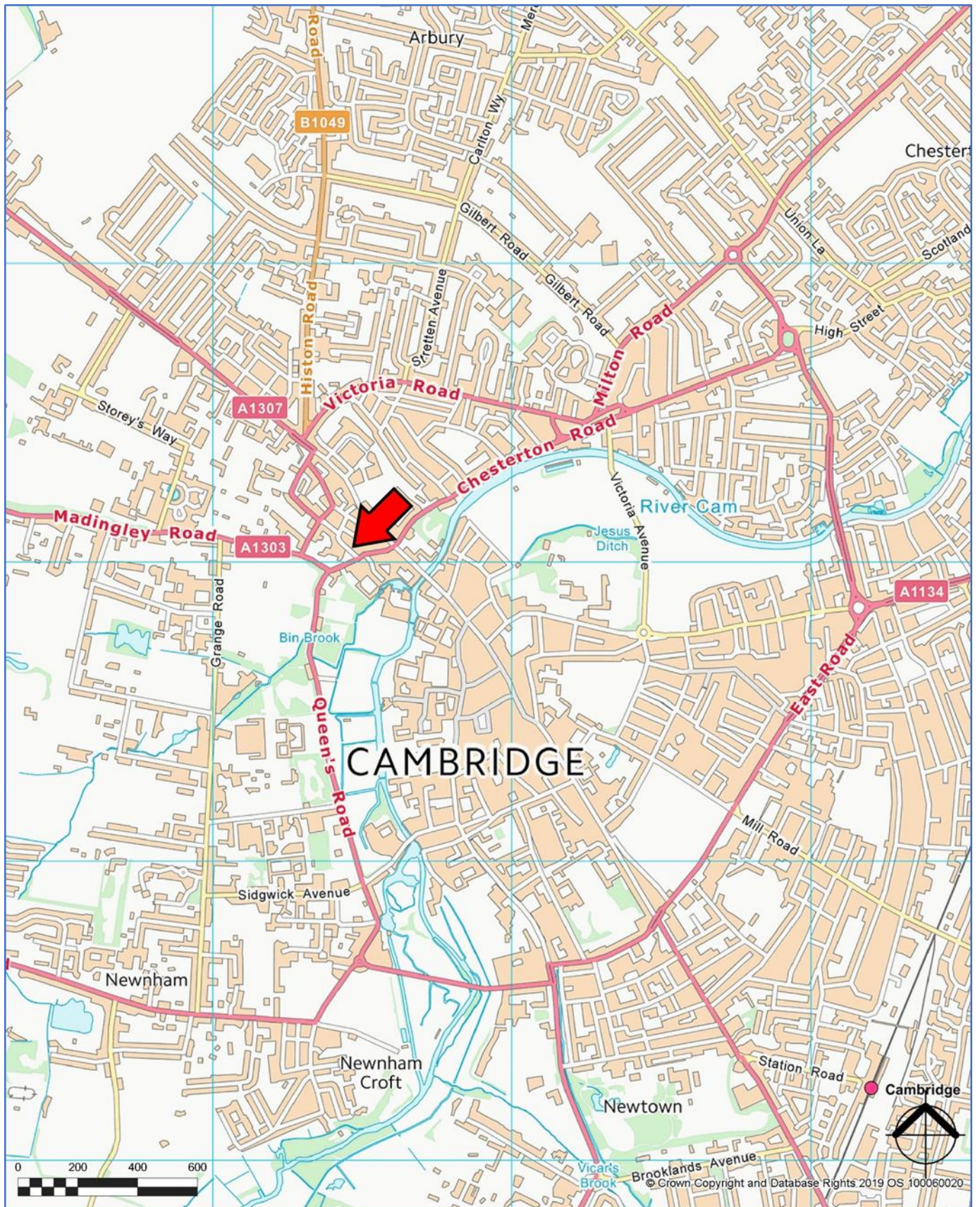


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