

01223 467155

eddisons.com

OFFICE – TO LET

Eddisons

Incorporating Barker Storey Matthews



GROUND FLOOR, 92 CHESTERTON ROAD, CAMBRIDGE, CB4 1ER

Rent: £27,500 per annum

Size: 1,157 sq ft (107 sq m)

- Self-contained, open plan, ground floor office building available
- Short walk into Cambridge city centre
- 2 parking spaces with ample bike storage available
- Flexible lease terms available

LOCATION

The property is located on Chesterton Road, which is approximately a 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 office building providing mainly open plan accommodation. The property benefits from central heating, air purification system, kitchenette, floor boxes, 2 parking spaces and access to bike sheds. We understand the property benefits from having the potential for a variety of different uses under Class E of the Planning Use Classes Order 2020.



ACCOMMODATION

All measurements are approximate net internal areas:

Ground Floor **1,157 sq ft (107 sq m)**

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 £21,250. For the year commencing 1 April 2024 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

£27,500 per annum exclusive. Rents are exclusive of insurance and all other outgoings. We understand that VAT will be charged on the rent.

LEASE TERMS

The property is available 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: 240702

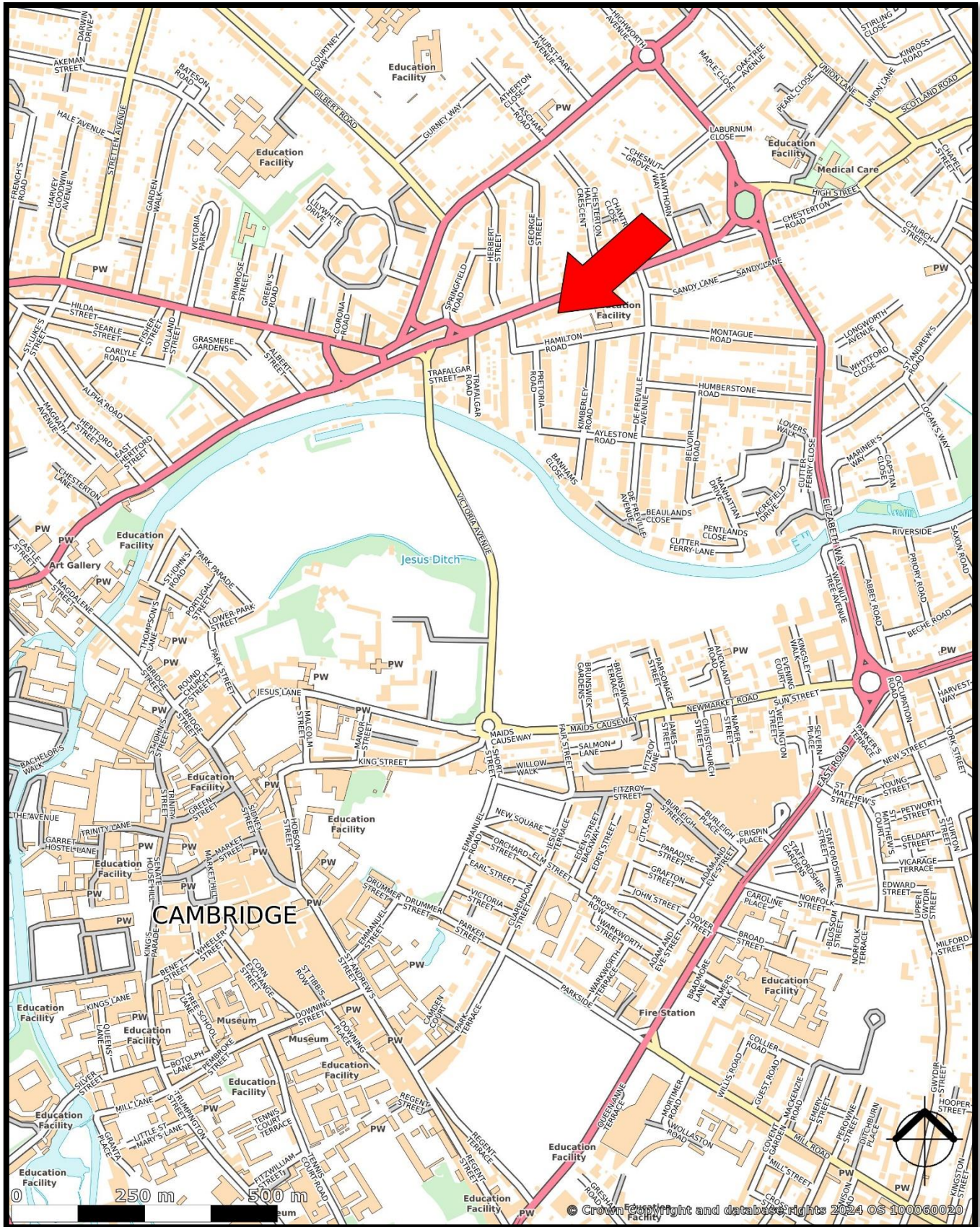
For more information, visit eddisons.com
T: 01223 467155

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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