

Cambridge City Council



Unit 4 Dales Brewery, Gwydir Street, Cambridge CB1 2LJ

SELF-CONTAINED LIGHT INDUSTRIAL UNIT

- Ground floor gross internal area of approximately 119.7sq.m. (1,287.97 sq. ft.)
- Ideal for Yoga, Pilates Studio
- Open plan unit with integral /kitchen, meeting room
- Closely situated to, Cambridge Railway station
- Controlled parking for Tenants and their visitors

Call 01223 457435 or visit:

cambridge.gov.uk/find-business-property-to-rent



Cambridge City Council

LOCATION

Unit 4 is sited within the historic Dales Brewery. Hot numbers, a popular independent café is within Dales Brewery. The City Centre is less than a mile away and the Railway Station is within half an hour.

DESCRIPTION

Dales Brewery is an historic building which used to be used as a premises for brewing beer from 1898 by the Dale family. The brewery was taken over by Whitbread's and was sold to the City Council in 1966. The Business Centre comprises six offices, three workshops and two antique shops and a café.

ACCOMMODATION

The property has been measured in accordance with the RICS Measurement Practice (1st Ed) and the following gross internal areas:

Workshop Area; - 119.7 sq. m. (1,287.97 sq. ft.)

RENT

£23,000 p.a. exclusive

PLANNING

The property is suitable for uses within Use Class E. Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457 200.

LEASE TERMS

The unit is to be let on a new three year lease, in accordance with the Council's standard estate lease. This is available to view on request.

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. Please visit www.leasingbusinesspremises.co.uk for further information.

Business Rates

The unit has a Rateable Value of £21,000 and, Queries should be directed to Business Rates 01223 457705
businessrates@cambridge.gov.uk

ENERGY PERFORMANCE CERTIFICATE

Rating – D90 A full copy of the EPC is available on request.

LEGAL COSTS

The tenant will be liable for the Council's legal costs, which are £450 and payable in advance.

VIEWING AND FURTHER INFORMATION

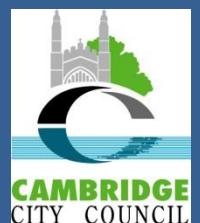
To arrange a viewing or to request further information, please contact Kathy Murray MRICS Tel: 01223 457435
Email: kathy.murray@cambridge.gov.uk

PLEASE NOTE:

These particulars are believed to be correct, but accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements are approximate, and all interested parties must themselves verify their accuracy.

Call 01223 457435 or visit:

cambridge.gov.uk/find-business-property-to-rent



Cambridge City Council

Call **01223 457435** or visit:

[cambridge.gov.uk/find-business-property-to-rent](https://www.cambridge.gov.uk/find-business-property-to-rent)

