



Ebenezer House Rooks Street, Cambridge, CB24 8QZ
£2,100 Per Month
TO LET



rah.co.uk
01223 323130

OFFICES
1,582 SQ FT (147 SQ M)

TO LET

- Leasehold
- Ground and 1st Floor offices
- Available on a new direct lease
- Off street parking for 5 vehicles
- Situated in the centre of Cottenham

Location

Cottenham Primary School 0.3 miles. The Centre School 0.5 miles. Waterbeach railway station 3.6 miles. Cambridge North railway station 4.6 miles.

Cottenham lies some 5 miles north of Cambridge on the edge of the Fens. The original settlement pattern has been consolidated by infill building, particularly of the 19th century, which today gives an almost unbroken built up frontage to the main streets.

Cottenham is a large and thriving village located approximately 7 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store and Pharmacy, two GP Surgeries, a Dental Surgery, Library, Primary School with Secondary School Education at Cottenham Village College, Church, Cottenham Community Centre, many Public Houses and Restaurants, as well as a point-to-point Racecourse. Cambridge is easily accessible with the A14 providing access to the M11 and A1 commuter roads.

Description and Accommodation

The property comprises part ground floor office with kitchen and wc. The building is a very attractive period property of brick construction under a pitched tile roof. The first floor and part of the ground floor are separately demised by the commercial occupiers. First floor open plan office with small kitchen, two wc's and meeting room. Office extends to 832 sq ft. The property is suitable for a range of uses within Class E. The property is available immediately.

Suite 2: 6.15 m x 3.39 m = 20.85 sq m

Suite 3: 3.61 m x 4.52 m = 16.31 sq m

Suite 4: 3.85 m x 8.47 m = 32.60 sq m

Suite 5: 77.3 sq m

Services

Mains electricity, water, gas and drainage are available to the premises. Interested parties are advised to make their own enquiries of the relevant service provider. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

Service Charge

The service charge is approximately £1,850 plus VAT per quarter.

Uniform Business Rates

The tenant will be responsible for any uniform business rates payable on this part of the property. Interested parties are advised to make their own enquiries.

Lease Terms

The property is available on a leasehold basis by way of a new lease direct with the landlord, for a term to be agreed.

Rent

£25,000 per annum.

VAT

We understand that VAT will be payable in respect of the property.

EPC

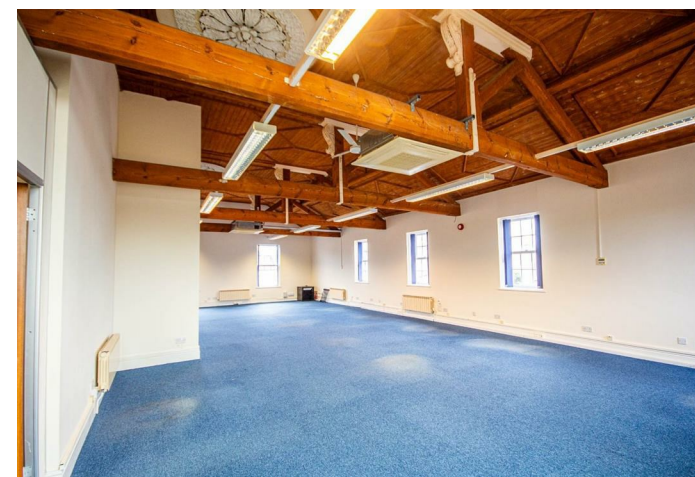
The property has an EPC rating of D. A copy of the EPC is available on request.

Legal Costs

Each party to bear its own legal costs in this transaction.

Viewing and Further Information

Strictly through the sole agent, Nick Harris of Redmayne Arnold & Harris. Tel: 01223 819315, email: nharris@rah.co.uk.





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

