

7 Milton Road, Cambridge, CB4 1UY

£25,000 Per annum

- 3 spacious reception rooms
- Built in 2018
- Close to Cambridge amenities
- Compact 419 sq ft space
- Contemporary design
- Modern commercial property
- Located on Milton Road
- Ideal for business use
- Easy access to transport
- Viewing recommended

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This modern commercial property offers a unique opportunity for businesses seeking a prime location. Spanning an impressive 419 square feet, the space is thoughtfully designed to accommodate a variety of commercial uses.

Constructed in 2018, the property boasts contemporary features and a fresh aesthetic, making it an appealing choice for entrepreneurs and established businesses alike. With three reception rooms, there is ample space for welcoming clients, conducting meetings, or creating a productive work environment.

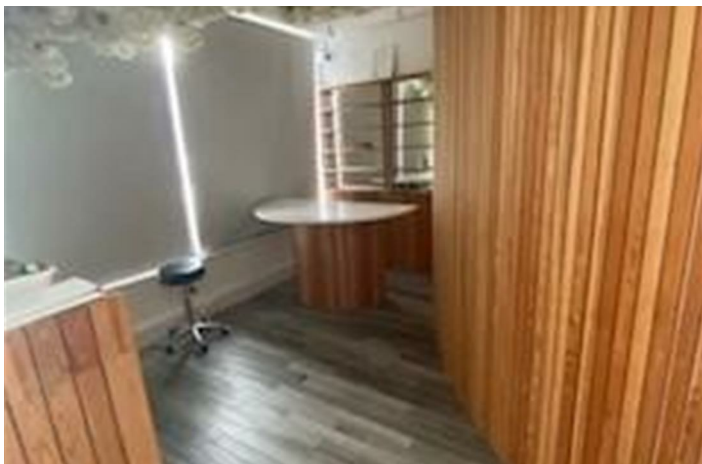
The location on Milton Road ensures excellent visibility and accessibility, making it an ideal spot for attracting foot traffic and serving a diverse clientele.

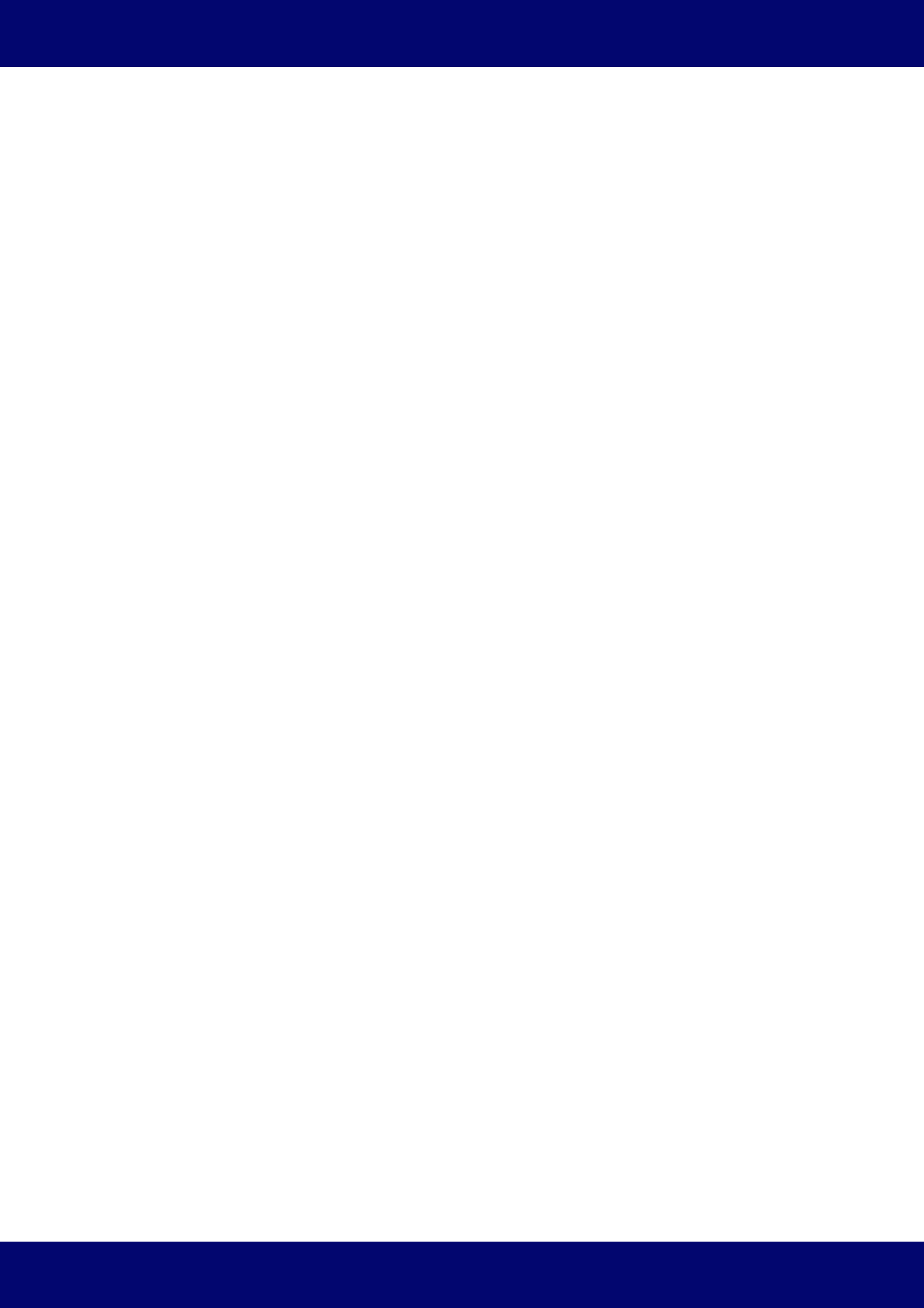
Do not miss the chance to secure this modern commercial space that combines functionality with a prime location.

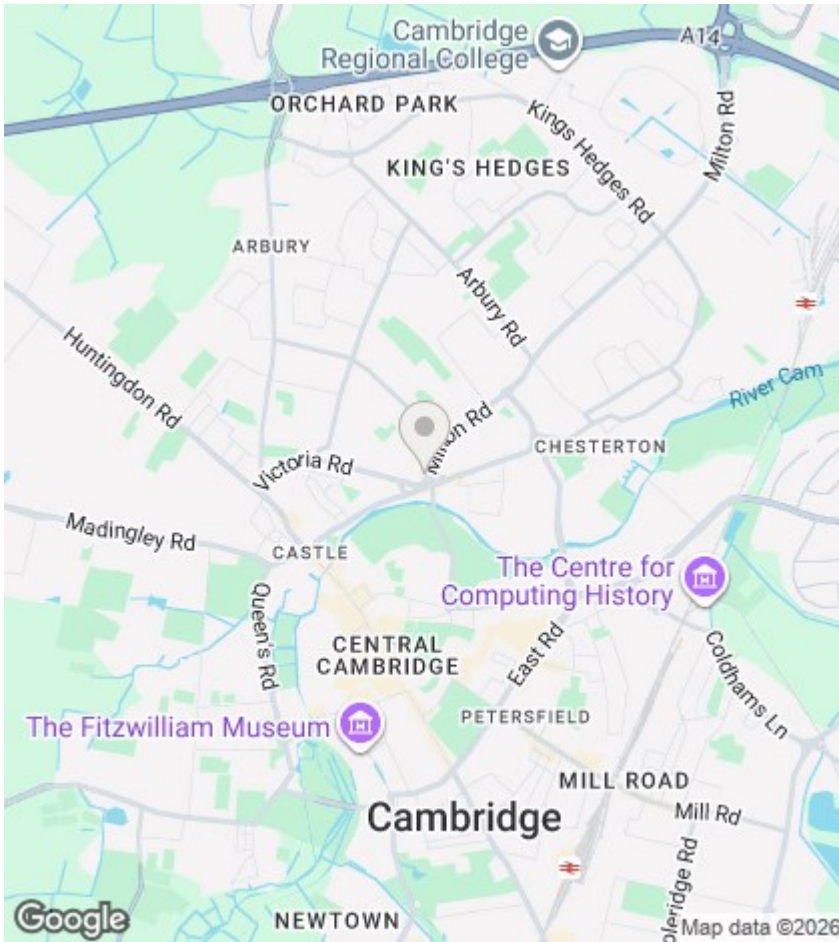
Currently fitted out as a beauty salon (Previous tenant)
2 car parking spaces to front



Council Tax Band: Exempt







Directions

Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	