



TO LET – Office

4 Brooklands Avenue
Cambridge
CB2 8BB

40.65 sq m (438 sq ft)

- Attractive period building
- Two small office rooms on lower ground floor
- Close to Railway Station
- One parking space available

Location

The property is prominently located on Brooklands Avenue which connects Hills Road and Trumpington Road, within easy walking distance of Cambridge Railway Station. Local amenities include the Co-op, Costa Coffee and Maison Du Steak.

Description

The property comprises a mid-terrace Victorian building which has been converted into office accommodation. Two lower ground floor office rooms are available to let with access to communal male & female WC's and tea-making facilities.

The specification of the office includes surface mounted fluorescent lighting, air conditioning and a carpet floor covering. A rear courtyard is available for communal use.

One car parking space is available on the forecourt.

Accommodation

The premises have the following approximate net internal floor areas:

Front office	22.55 sq m	243 sq ft
Rear office	18.10 sq m	195 sq ft
Total	40.65 sq m	438 sq ft

Uniform Business Rates

The premises are assessed as follows:

Rateable Value: £8,900
Rates payable (2022/23): £4,441.1 per annum

The rates are based on a UBR for the current year of 49.9 pence in the pound. Small business rate relief may be applicable providing up to 100% rates relief.

Interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services on (01223) 457743 in order to verify their rates liability.

Planning

The property has been used as an office falling under Class B1 (E) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of Cambridge City Council Planning Department on (01223) 457200.

Terms

The property is available on a new business lease for a term to be agreed for a rent of **£12,000 per annum exclusive**.

Alternatively, the suites could be let individually with further details available upon request.

VAT is not applicable to the rent.

Service Charge

There is a service charge payable in addition to cover the upkeep and maintenance of the common parts of the building and car park. Further details available on request.

Legal Costs

Each party to bear their own legal costs incurred in connection with the letting.

EPC

The property has an EPC Rating of D (80)

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Alexander Smith

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