

167 Green End Road
Cambridge
CB4 1RW

Unique office property, suitable
for a mix of commercial,
educational and leisure uses

2,497 sq ft

TO RENT



Location

The property is located in the Chesterton area of Cambridge, approximately a mile north-east of the historic city centre on Green End Road. The Cambridge North train station is close by along with the Cambridge Science Park and the A14 junction at Milton. The area comprises a mix of residential and commercial properties with a number of local community services.

Description

The property is situated on a long self contained site providing car parking at the front and rear, with a highly visible 'shop-front' with both pedestrian and wheelchair access. The property itself provides ground and first floor areas currently used as offices, electronic labs, treatment areas and or break out spaces. The mix of open plan and cellular areas provides flexible working space suitable for a number of commercial, educational or leisure / treatment based occupiers. There are also kitchen and W.C facilities available.

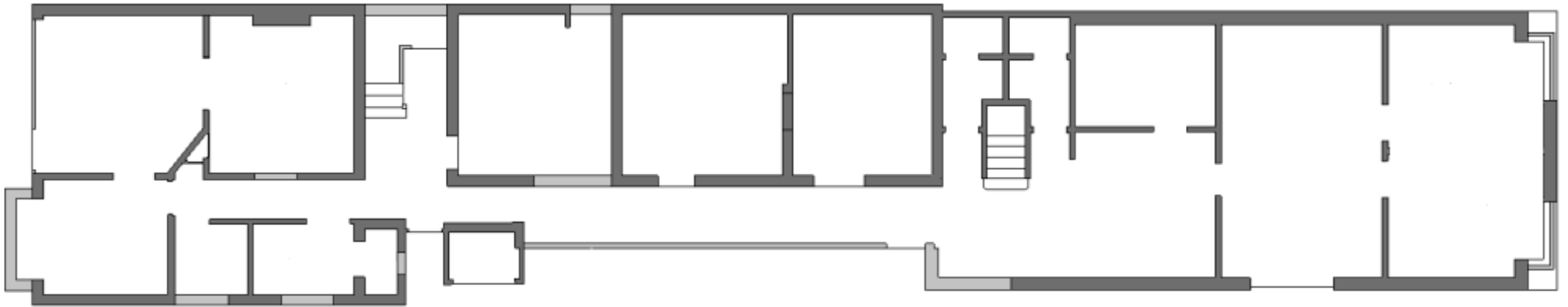
Quoting Terms

The property is available to let on a new lease for terms to be agreed.

Use

The property benefits from an E Class use.





Ground floor plan



First floor plan

Accommodation

Name	sq ft	sq m
Ground Floor	1,603	149
First Floor	893	83
Total	2,496	232

Rents, Rates and Charges

Rent (per annum exclusive)	£49,950
Business Rates Payable	£18,463
Service Charge	Not applicable
VAT	Not applicable
EPC	TBC

Legal Costs

Each party to be responsible for their own costs.

Possession

Upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

Viewings and further information

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