

**Eden Centre**

47 City Road  
Cambridge  
CB1 1DP

Central Cambridge 6<sup>th</sup> Form  
College / Educational facility

**3,065 sq ft**

**TO RENT (LEASE  
ASSIGNMENT)**



**Parkside Sixth**  
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**Main Entrance**



**Parkside Sixth**  
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## Location

The property is located on City Road to the east of the city center, situated within a predominantly residential area, with a mix of housing and local amenities.

Anglia Ruskin University and Parkers Piece is a short distance to the south, off East Road, with the Grafton Centre directly to the north.

## Description

The building is arranged over four floor and provides a mix of large open plan classrooms, private offices, student and staff welfare facilities. The property provides contemporary decor and impressive architecture with excellent natural light throughout the teaching areas.

Externally there is an area to the front of the property providing room for a single car parking space and cycle parking.

## Quoting Terms

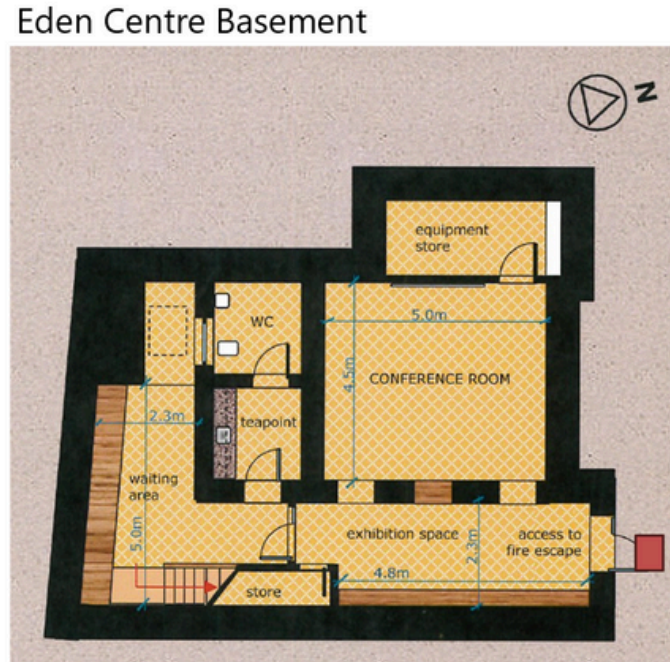
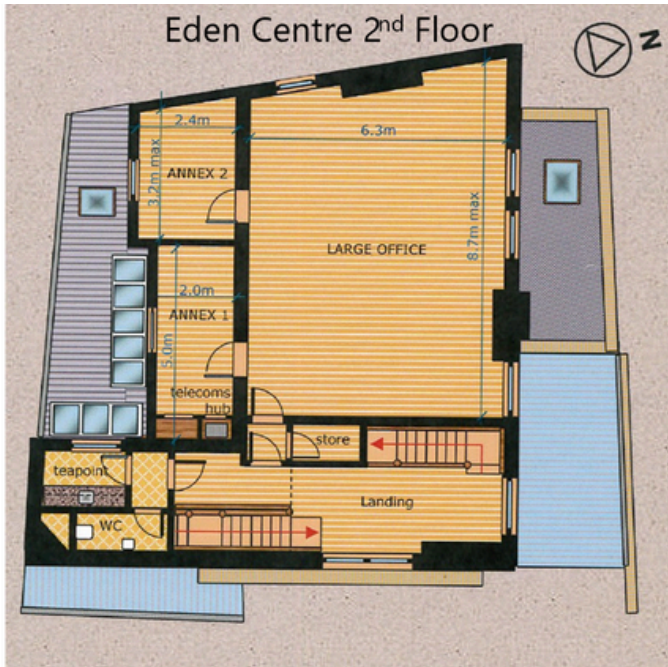
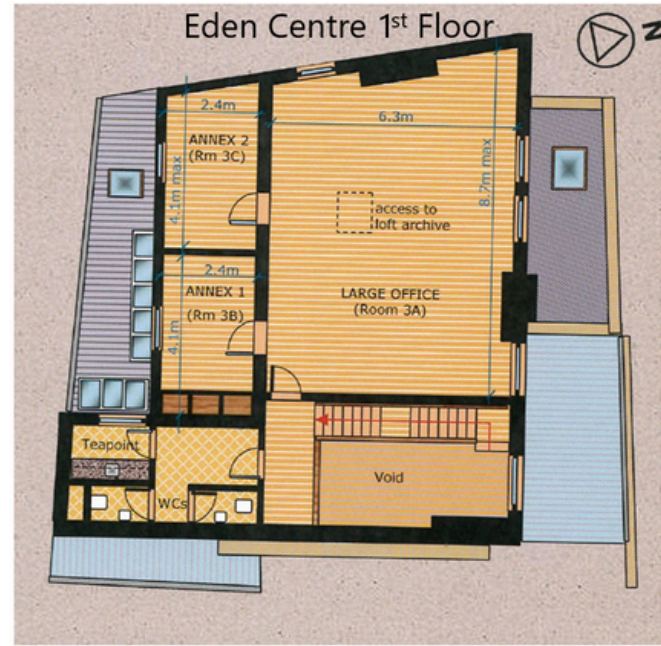
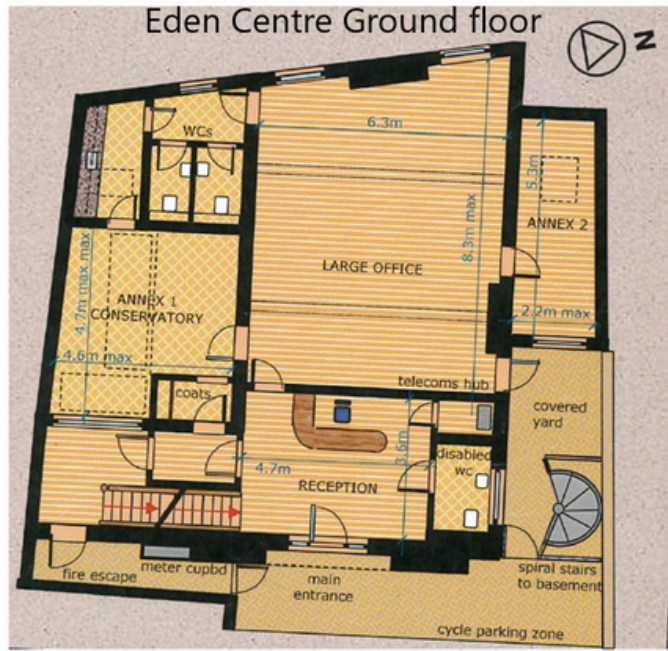
The property is available to let by assignment of the existing lease to City Of Cambridge Education Foundation, expiring on 2<sup>nd</sup> May 2036.

A copy of the lease is available upon request.

## Use

The property benefits from an F1 Class use.





## Accommodation

Name	sq ft	sq m
Basement	520	48.30
Ground Floor	1,067	99.13
First Floor	739	68.85
Second Floor	739	68.85
<b>Total</b>	<b>3,065</b>	<b>285.13</b>

## Rents, Rates and Charges

Rent (per annum exclusive)	£102,188
Business Rates Payable	£36,907.50
Service Charge	N/A
VAT	TBC
EPC	D (100) *expired

## 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

### Steven Harvey

Tel: 01223 300966

Mob: 07899 991858

Email: [sjh@robinsonlayer.co.uk](mailto:sjh@robinsonlayer.co.uk)



### Robinson Layer LLP

11 Signet Court, Swann Road,  
Cambridge CB5 8LA

T: 01223 300966

E: [agency@robinsonlayer.co.uk](mailto:agency@robinsonlayer.co.uk)

[robinsonlayer.co.uk](http://robinsonlayer.co.uk)