

OFFICE

TO LET



1st Floor, 2 Munro House, Munro Court, 20 Mercers Row, Cambridge
CB5 8HY



BTG
Eddisons

1st Floor, 2 Munro House, Munro Court

20 Mercers Row, Cambridge, CB5 8HY



Agreement

To Let



Detail

Office



Rent

£42,500 pa



Size

1,835 sq ft (170 sq m)



Location

Cambridge, CB5 8HY



Property ID

821.1226478

For Viewing & All Other Enquiries Please Contact:



Ben Green
BSc (Hons) MRICS
Director

ben.green@eddisons.com
07825 309599
01223 467155



Joe Berry
BSc (Hons)
Surveyor

joseph.berry@eddisons.com
07977 231356
01223 467155

Property

The property comprises a spacious first floor, open plan office suite within a modern office building. The property benefits from suspended ceilings, LED lighting, comfort cooling/heating, showering facilities, kitchenette, male and female WCs and 4 allocated parking spaces.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	ft ²	m ²
Total NIA	1,835	170

Energy Performance Certificate

Rating: B (33) valid until September 2030.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Cambridge City Council
Description: Office and Premises
Rateable Value: To be reassessed

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£42,500 per annum exclusive of VAT, service charge, insurance and all other outgoings.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

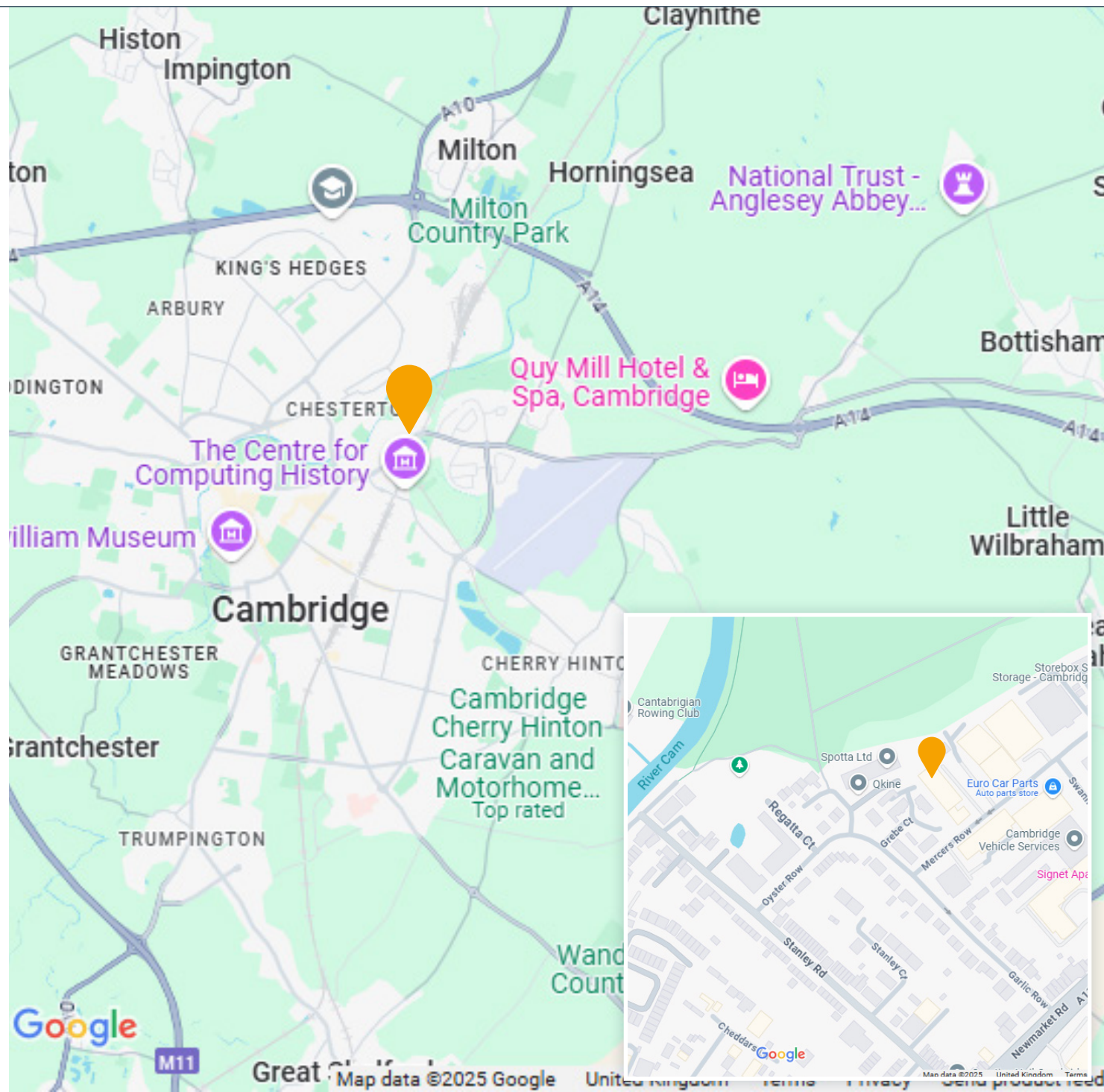
VAT may be charged in addition to the rent at the prevailing rate.

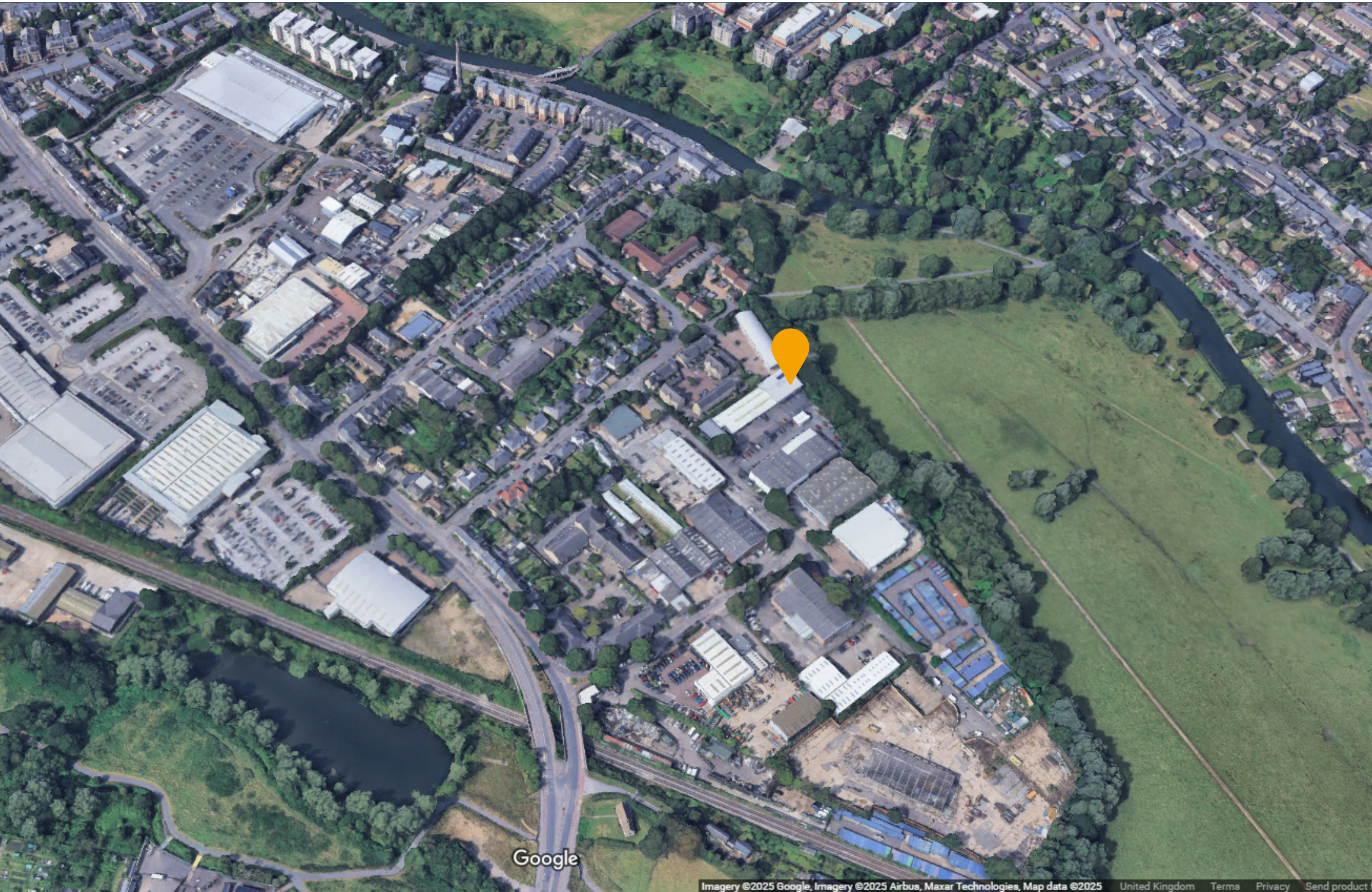
Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

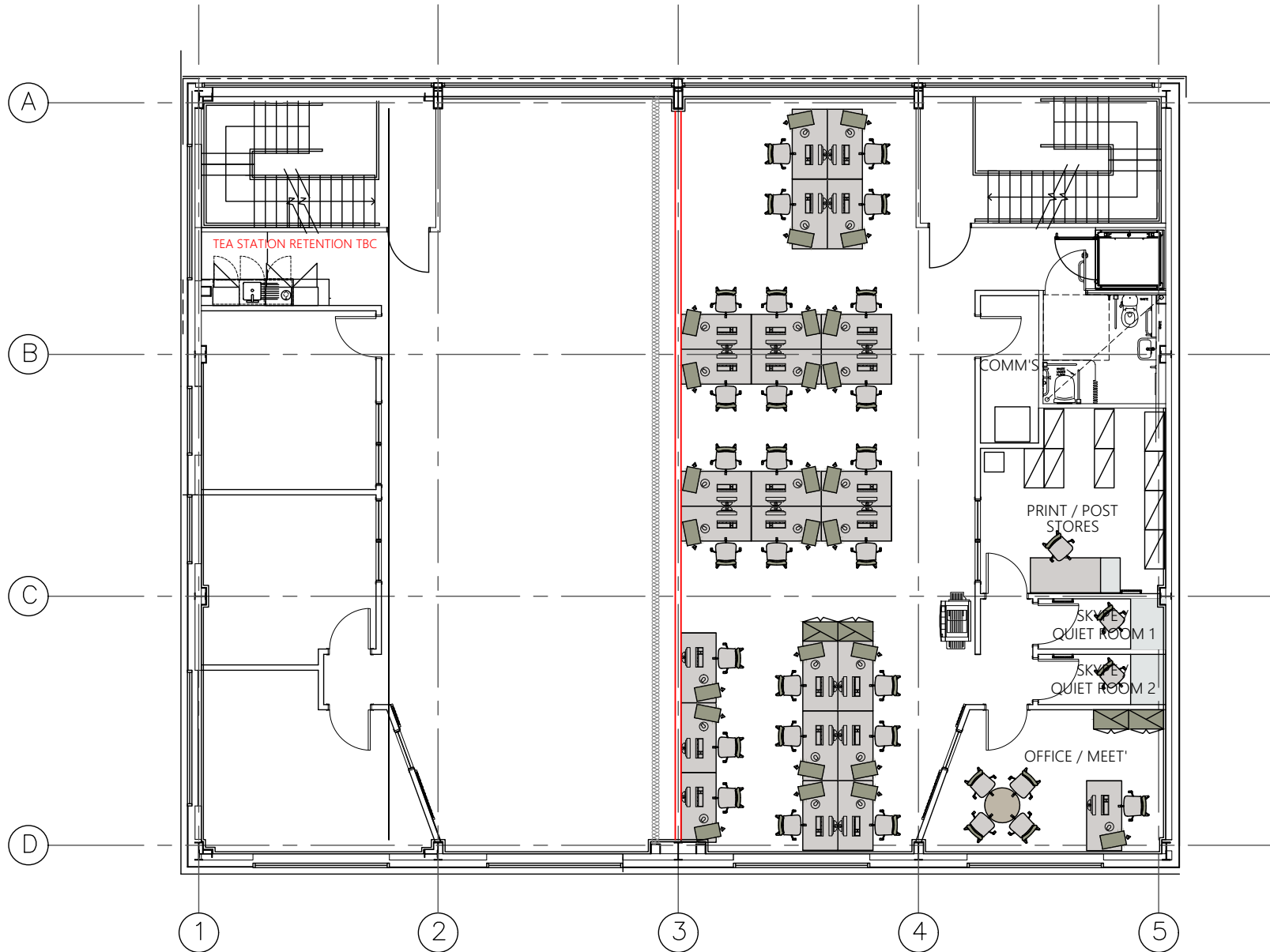
The property is located on the established Mercers Row Industrial Estate, approximately one and a half miles east of Cambridge City Centre. Mercers Row is accessed off Newmarket Road, a main arterial route running east from the city. Road connections are excellent with easy access to the A14, M11 and A11. There is a cycle / footpath from behind the property across Stourbridge Common and along the River Cam with a cycle time to the city centre of 10 minutes.





Google





Project Title
CBM UK 2
Munro House
Mercer's Row, Cambridge

Drawing Title
First Floor
Proposed General Arrangement

Date	Drawing no.	Rev.
02.12.24	23.060.003	-
Scale	Status	
1:100@A3	TENDER	