

OFFICE - TO LET

Unit 1 The Courtyard
Sturton Street
Cambridge
CB1 2SN

601 sq ft
55.8 sq m

- Attractive courtyard style office development
- Walking distance from Cambridge Railway Station
- Onsite parking
- Disabled WC and shower facilities



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LOCATION

The site is located on Sturton Street in close proximity to the popular Mill Road area. Mill Road is a popular area, situated just south of Cambridge City Centre, which acts as a diverse and vibrant community hub. Nearby occupiers include a mix of independent coffee shops, bars, restaurants and shops.

The property also benefits from being within walking distance of the Cambridge Railway Station (approx. 10 mins), which provides regular services to Cambridge North (4 mins), London Kings Cross (46 mins), London St Pancras (1hr 6mins) and London Liverpool Street (1hr 12 mins).

DESCRIPTION

The unit is situated within an attractive courtyard terrace, of cavity brick construction, under pitched and tiled roofing. Internally, the space offers modern accommodation with strip lighting, painted and plastered walls and carpeting throughout. The unit has undergone light refurbishment in preparation for the next occupier.

Onsite there are communal shower, car parking and cycle parking facilities.

VIEWING

Strictly by appointment with joint agents – Carter Jonas / Savills.

ACCOMMODATION

Unit	Sq ft	Sq m
1	601	55.8

TERMS

The unit is available by way of a new effective FRI lease with terms to be agreed.

RENT

£21,000 per annum exclusive.

SERVICE CHARGE

Available on request

RATEABLE VALUE

The unit possesses a Rateable Value of £8,000. Occupiers may be eligible for 100% Business Rates relief

EPC

D: 83

PLANNING

The Unit has permitted use within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended)

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

We understand VAT is payable on the rent.

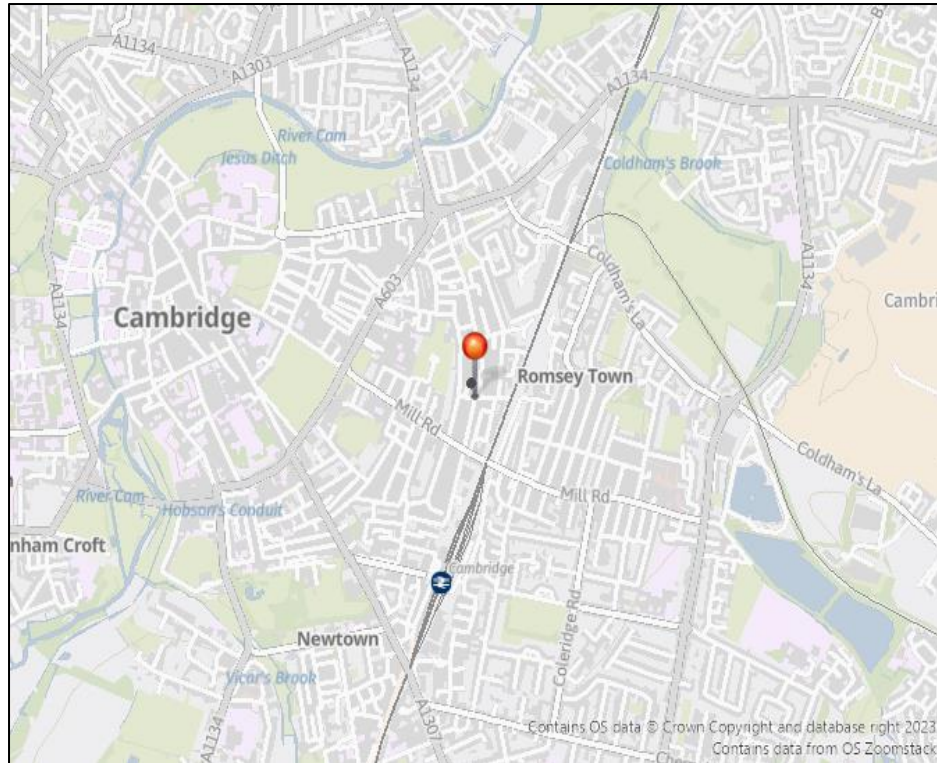
ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.



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LOCATION MAP



IMPORTANT INFORMATION

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