

OFFICE

TO LET



Ground Floor, 8 Wellington Street, Cambridge
CB1 1HW

Eddisons

Ground Floor, 8 Wellington Street

Cambridge, CB11HW



Agreement

To Let



Detail

Office



Rent

£18,000 pa



Size

543 sq ft (50 sq m)



Location

Cambridge, CB11HW



Property ID

#FILENO/2025C

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a ground floor open plan office suite benefitting from a kitchenette and a small breakout / meeting room. The suite benefits from air conditioning and one car parking space to the front of the property.

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	543	50

Energy Performance Certificate

Rating: B - 35

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
Description: Offices and Premises
Rateable Value: TBC

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Tenure

The property is available **To Let** by way of a new sub lease with a maximum term of 4 years.

Rent

£18,000 per annum inclusive of services, utilities and buildings insurance.

VAT

VAT will 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.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Wellington Street is located approximately half a mile to the east of Cambridge City Centre and to the south side of Newmarket Road, approximately 200 meters from the junction of Elizabeth Way (A1134), East Road (A603) and Newmarket Road (A1134). The Grafton shopping centre is also located directly to the rear.





