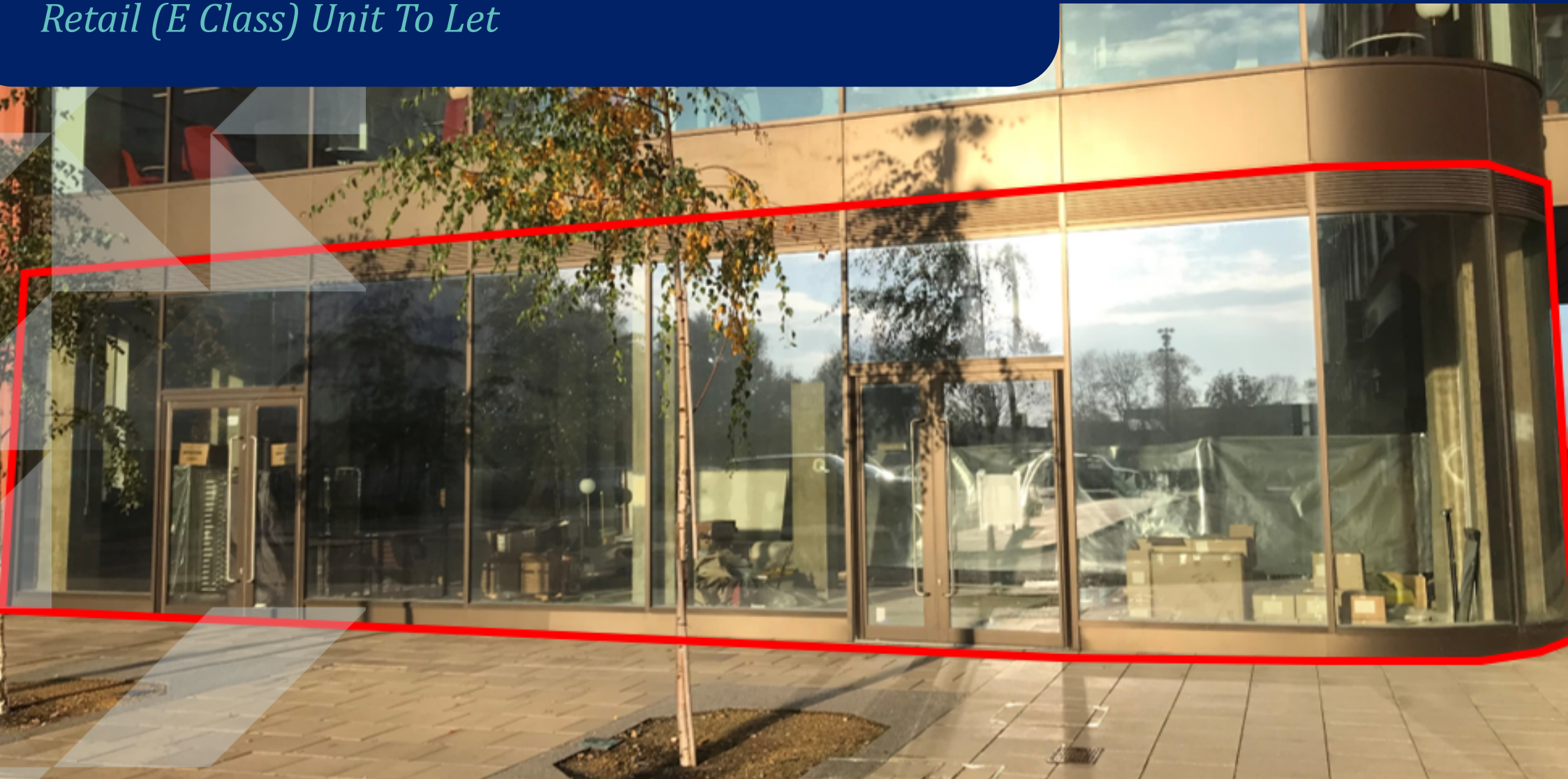


Retail Unit, Novotel, 2 Cambridge Square,
Cambridge North, Cambridge, CB4 0AE

Retail (E Class) Unit To Let



Summary

Location

Cambridge Square provides a unique opportunity to be situated within an established business quarter within a growing community located opposite Cambridge North Station. Future phases of the site are to include further office, labs and residential development.

The retail unit is based on the ground floor of newly opened, 4*, 217-bed Novotel with nearby office occupiers such as Samsung, Newflex business centre, and Global accountancy firm. The closest retail offering is an East of England Co-op and Costa Coffee Kiosk within the station.

The unit has two large entrance doors facing Cambridge Square and the Station with prominently large glass frontage wrapping around the side of the unit.

Additional Information

Lease

Available on new lease under the E use Class for a term to be agreed.

Rental Guide

£35,000 per annum exclusive of business rates and VAT payable quarterly in advance and subject to ** yearly upward only rent reviews.

VAT

The property is elected for VAT

Business Rates

To be assessed

Legal costs

All parties to bear their own legal costs.

EPC

The property has an energy rating of B (31).

Planning

The).



Accommodation

The premises are arranged on ground floor with the following approximate areas:

Description	Sq Ft
Ground Floor	2,185 sq. ft (203 sq. m)

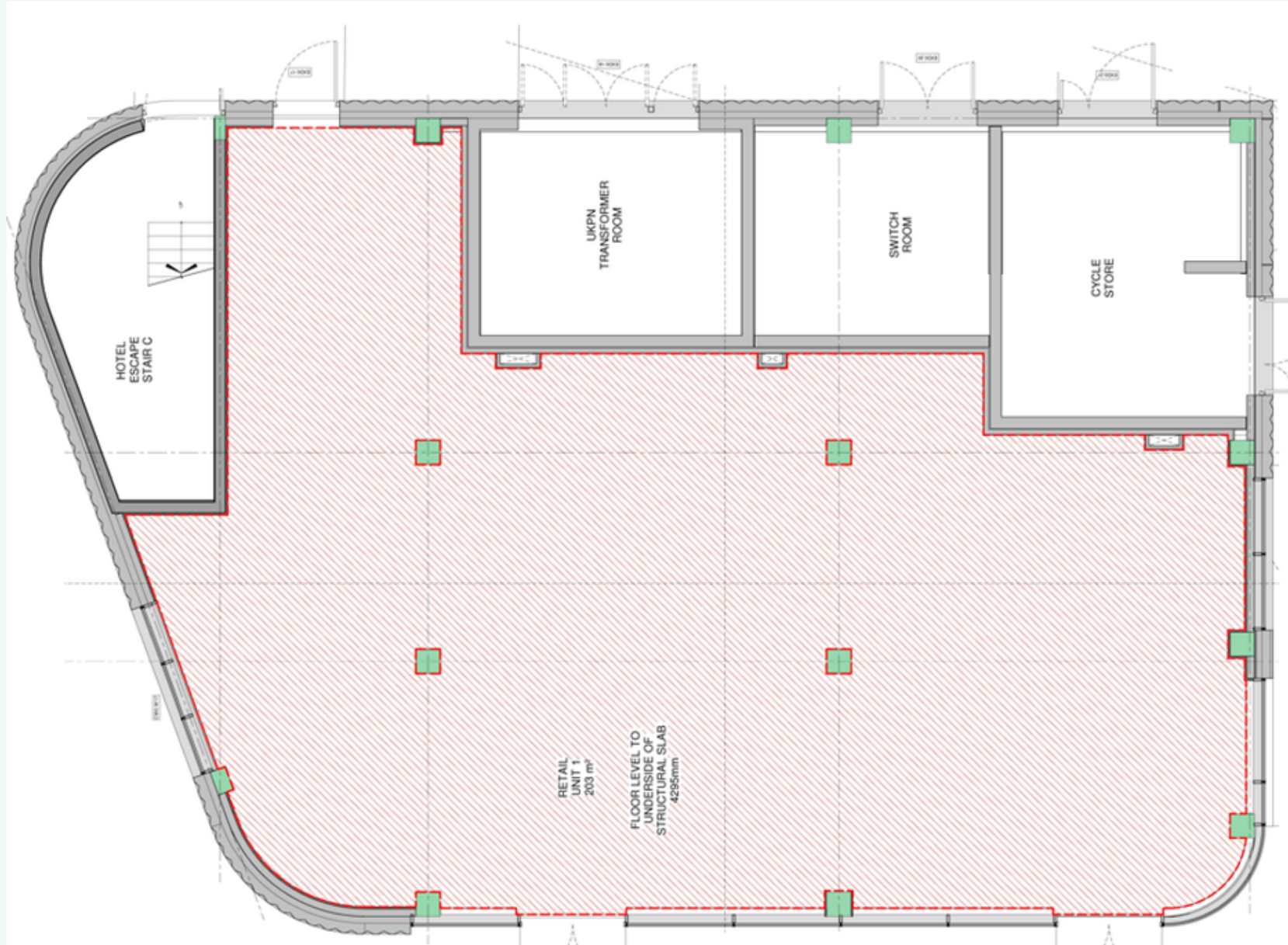
The unit has rear access and loading. There unit is to a shell finish and benefits from capped services.



Location



Plans



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