

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

Retail 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.

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)t.

VAT

The property is elected for VAT



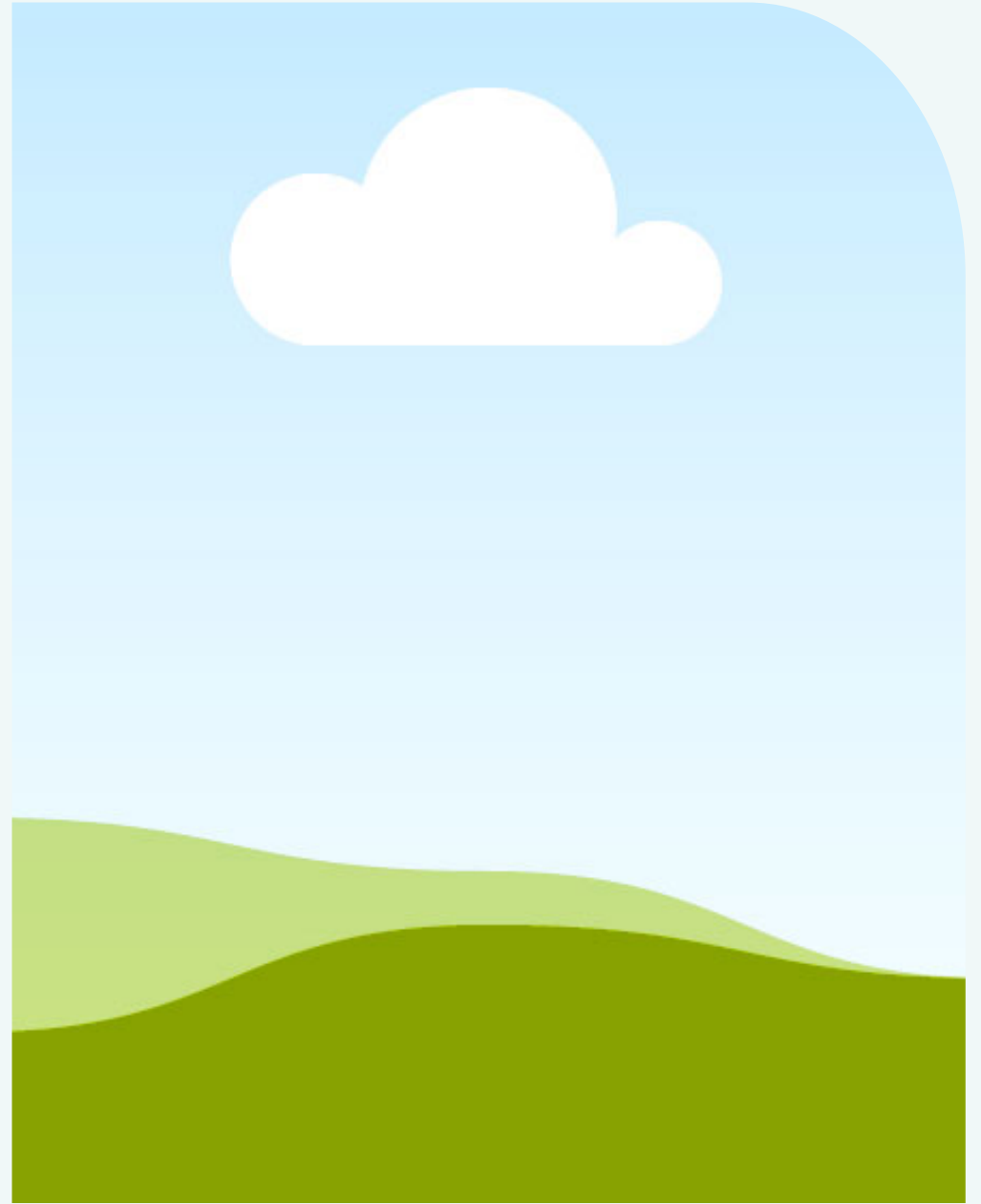
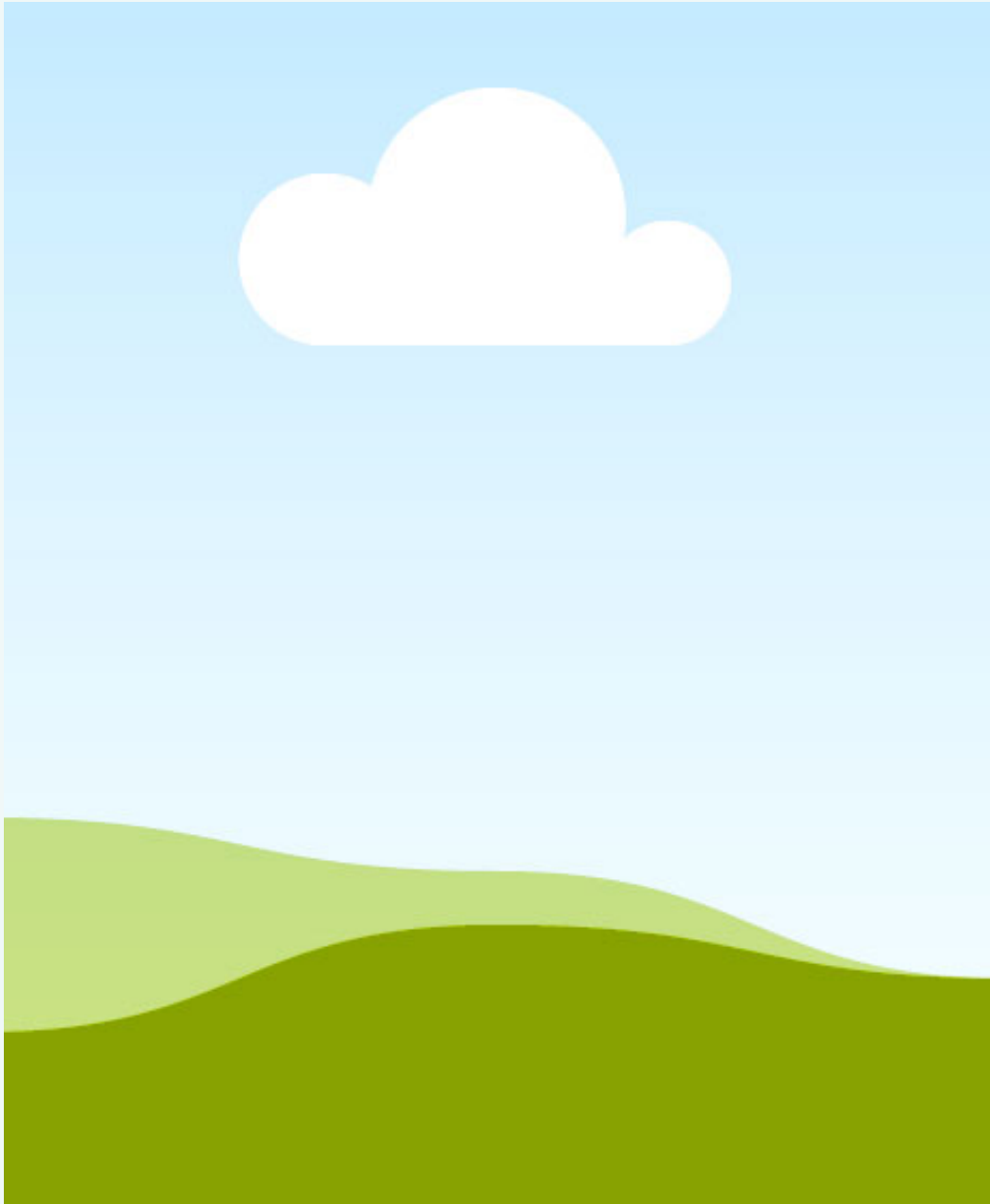
Accommodation

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.

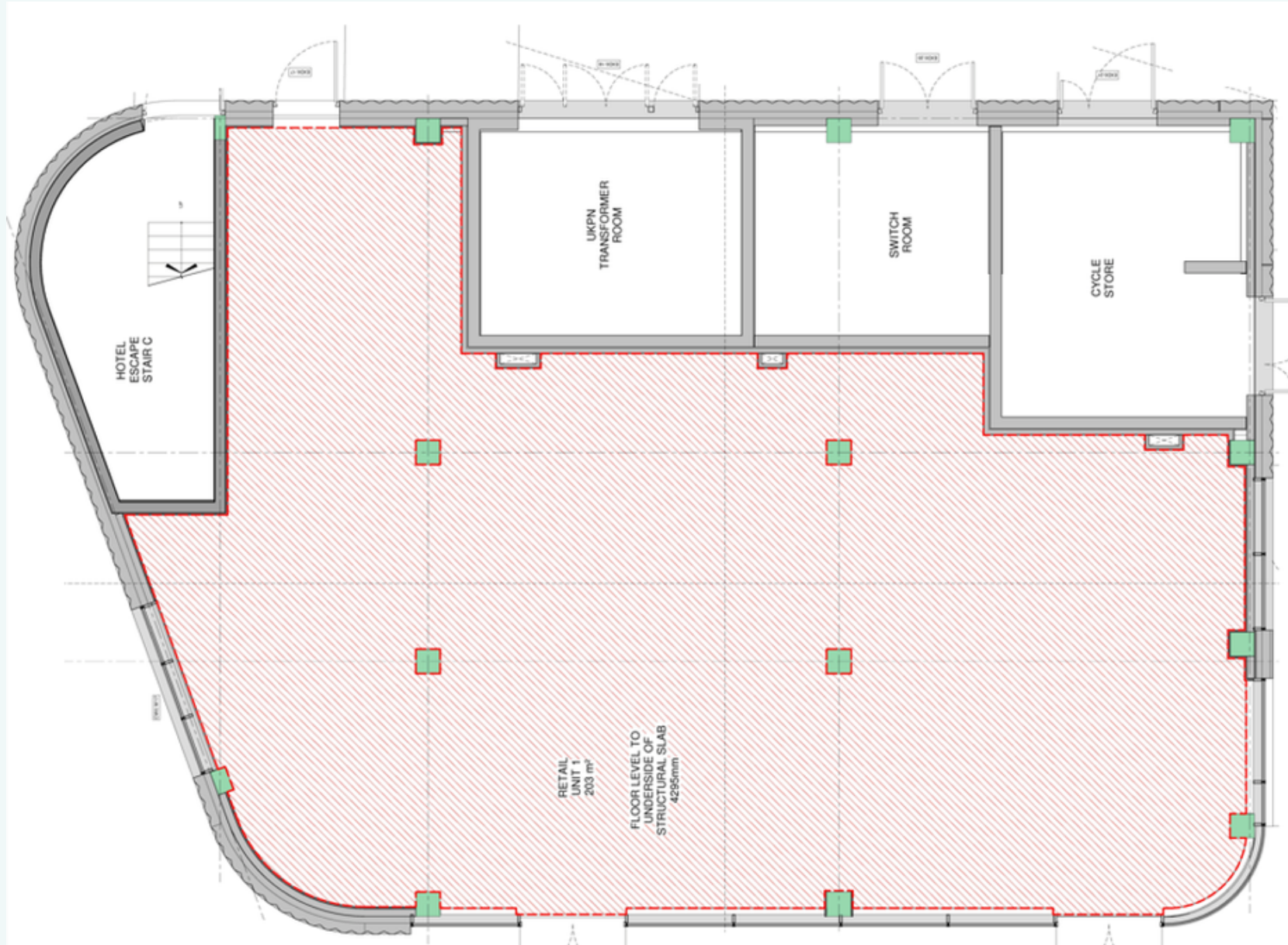




Location



Plans



*Get in touch with
our experts*



James Lankfer

01223 559 558

james.lankfer@bidwells.co.uk



Matt Hallam

07442 634 355

matt.hallam@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.