

TO LET OFFICES

2 NEWMARKET ROAD

Cambridge, CB5 8DT

1,849 sq ft (171 sq m)



Key Highlights

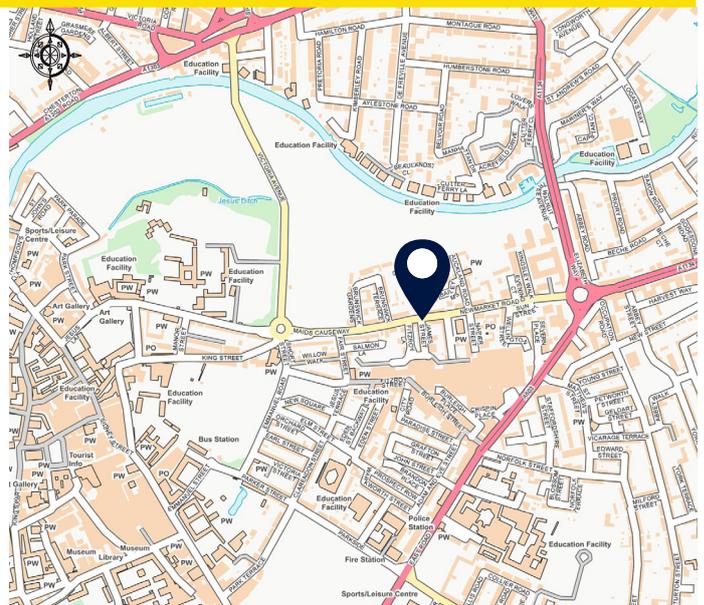
- City centre location close to the Grafton Centre and other amenity facilities
- 1 dedicated car parking space
- Available for offices or medical use
- Available for immediate occupation
- Shower and WCs
- Prominent roadside position fronting Newmarket Road

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Location

The property is in close proximity to Cambridge city centre, only half mile away, fronting Newmarket Road a main arterial road through Cambridge. The property is approximately 1.5 miles from Cambridge railway station, with direct links to London King's Cross (48 Minutes). The A14 is only 2.9 miles with direct access to the M11 and A1 roads.

The property is located to the front of The Grafton Centre with lots of local amenities and shops, as well as the bus station, connecting the city including park and ride and train station.

Description

A self-contained four-storey building suitable for either office or medical use. The property has recently undergone a comprehensive refurbishment.

- Self-contained building
- Shower and WCs
- 1 car parking space
- New LED lighting throughout
- Prominent roadside location with occupier signage opportunities

Accommodation

The property has been measured on a net internal basis. All figures quoted are for guidance purposes only.

DESCRIPTION	SQ M	SQ FT
Lower Ground Floor	40.9	440
Upper Ground Floor	42.8	460
First Floor	46.7	503
Second Floor	41.4	446
TOTAL	171.84	1,849

Lease Terms

The unit is available immediately by way of a new full repairing and insuring lease for a term to be agreed direct with the landlord.

Business Rates

The property is to be reassessed for business rates purposes.

EPC

The property has an EPC rating of D(89).

Services

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by appointment only with sole agents Savills.

Contact

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