CHEFFINS

OFFICE – TO LET

First Floor
4 Brooklands Avenue
Cambridge
Cambridgeshire
CB2 8BB

17.74 sq m (191 sq ft)

- First floor office in attractive, period building
- Close to railway station and city centre
- 100% business rate relief for eligble occupiers
- One car parking space

Location

The property is prominently located on Brooklands Avenue which connects Hills Road and Trumpington Road, within easy walking distance of Cambridge Railway Station. The city centre is approximately one mile northwest. Cambridge Leisure Park is within a 5-minute walk. Local amenities include the Co-op, Costa Coffee and Maison Du Steak.

Description

The property comprises a mid-terrace Victorian building which has been converted into office accommodation. The first floor comprises two office rooms with a meeting room and storage which have access to communal male & female WC's and tea-making facilities.

The available office provides an open plan room at the rear of the first floor.

The specification includes surface mounted fluorescent lighting, air conditioning & heating and a carpet floor covering. A rear courtyard is available for communal use.

One parking space is available on the forecourt.

Accommodation

The office has an approximate net internal floor area of 17.74 sq m (191 sq ft).

Planning

The property has been used as an office falling under Class E (g) (i) of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries with Cambridge City Council Planning Department on (01223) 457 200.

Uniform Business Rates

The premises are assessed as follows:

Rateable Value:	£4,050
Rates payable (2021/22):	£2,020 per annum

The rates are based on a UBR for the current year of 49.9 pence in the pound. Eligible occupiers will qualify for small business rate relief providing up to 100% discount from the rates.

Interested parties are advised to make their own enquiries with Cambridge City Council Revenue Services on (01223) 457 743 in order to verify their rates.

Terms

The office is available on a new lease on terms to be agreed for a rent of **£6,500 per annum exclusive.**

VAT is not applicable to the rent.

Service Charge

There is a service charge payable in addition to cover the upkeep and maintenance of the common parts of the building and car park. Further details available on request.

EPC

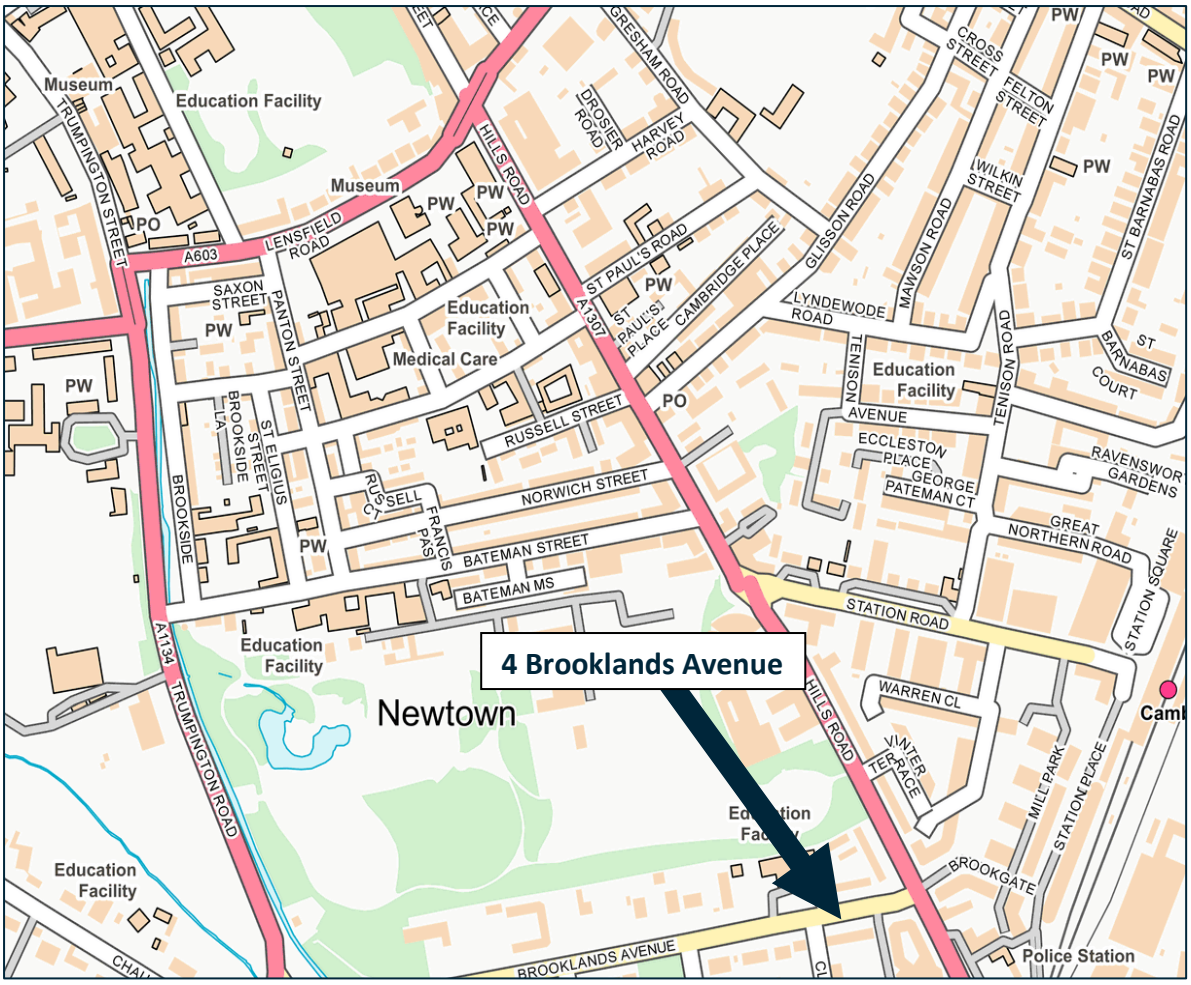
The property has an EPC Rating of D (99).

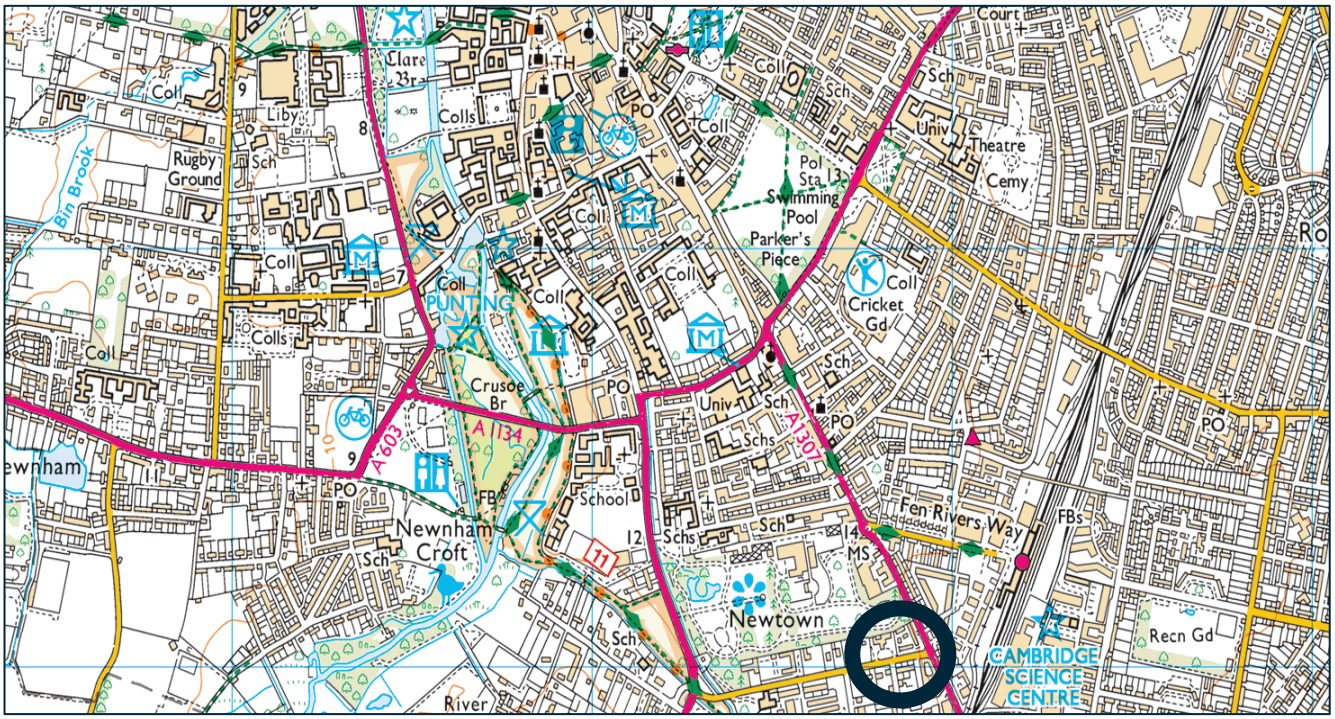
Viewing and Further Information

Strictly through the sole agent, Cheffins.

Mark Drummond
Tel: 01223 271 946
Email: mark.drummond@cheffins.co.uk

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.


4 Brooklands Avenue
Newtown
Education Facility
Medical Care
Museum
Police Station
TRUMPINGTON STREET
TRUMPINGTON ROAD
A603
A1134
A1307
LENSFIELD ROAD
SAXON STREET
PANTON STREET
BROOKSIDE
ST ELIGIUS STREET
RUSSELL STREET
NORWICH STREET
BATEMAN STREET
BATEMAN MS
FRANCIS PAS
HILLS ROAD
GRESHAM ROAD
DROSIER ROAD
HARVEY ROAD
ST PAUL'S ROAD
CAMBRIDGE PLACE
GLISSON ROAD
MAWSON ROAD
LYNDEWODE ROAD
TENISON AVENUE
TENISON ROAD
ECCLESTON PLACE
GEORGE PATEMAN CT
CROSS STREET
FELTON STREET
WILKIN STREET
ST BARNABAS ROAD
ST BARNABAS COURT
RAVENSWOR GARDENS
GREAT NORTHERN ROAD
STATION SQUARE
STATION ROAD
WARREN CL
VINTER TERRACE
MILL PARK
STATION PLACE
BROOKGATE
BROOKLANDS AVENUE
PW
PO


Clare Br
Rugby Ground
Bin Brook
Liby
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Univ
Theatre
Cemy
Pol Sta
Swimming Pool
Parker's Piece
Cricket Gd
PUNTING
Crusoe Br
A603
A1134
A1307
Newnham Croft
School
Fen Rivers Way
Newtown
CAMBRIDGE SCIENCE CENTRE
Recn Gd
River
Court
PO
FBs