

OFFICE SPACE TO LET

USE CLASS E

22 - 23 Burleigh Street,
Cambridge,
CB1 1DG

1,758 sq ft
163 sq m

- Available now
- Newly re-furbished First Floor space
- City centre office
- Close proximity to the Grafton Centre
- 1 mile from Cambridge Train Station



LOCATION

The property is situated 1 mile east of Cambridge city centre, and within 100 yards of the entranceway to the Grafton Centre leisure complex, thereby benefiting from a high level of local footfall, as well as multiple local facilities.

Pay & display multistorey car

parking is available at the Grafton Centre. Cambridge Central Railway Station is located 1.2 miles to the southeast

of the property, and it is located within close proximity to the major bus and cycle routes which run through the city centre.

DESCRIPTION

The space is on the first floor with access from Burleigh Street. Internally the property is open plan and is to be refurbished and will benefit from perimeter trunking, LED lighting, toilets and kitchenette.

VIEWING

Strictly by appointment with agents

ACCOMMODATION

First Floor – 1,758 sq ft / 163 sq m

TERMS

The property is available by way of a new FRI lease with terms to be agreed

RENT

£38,675 per annum exclusive

RATEABLE VALUE

Available on request

EPC

To be re-assessed – Forecast C

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

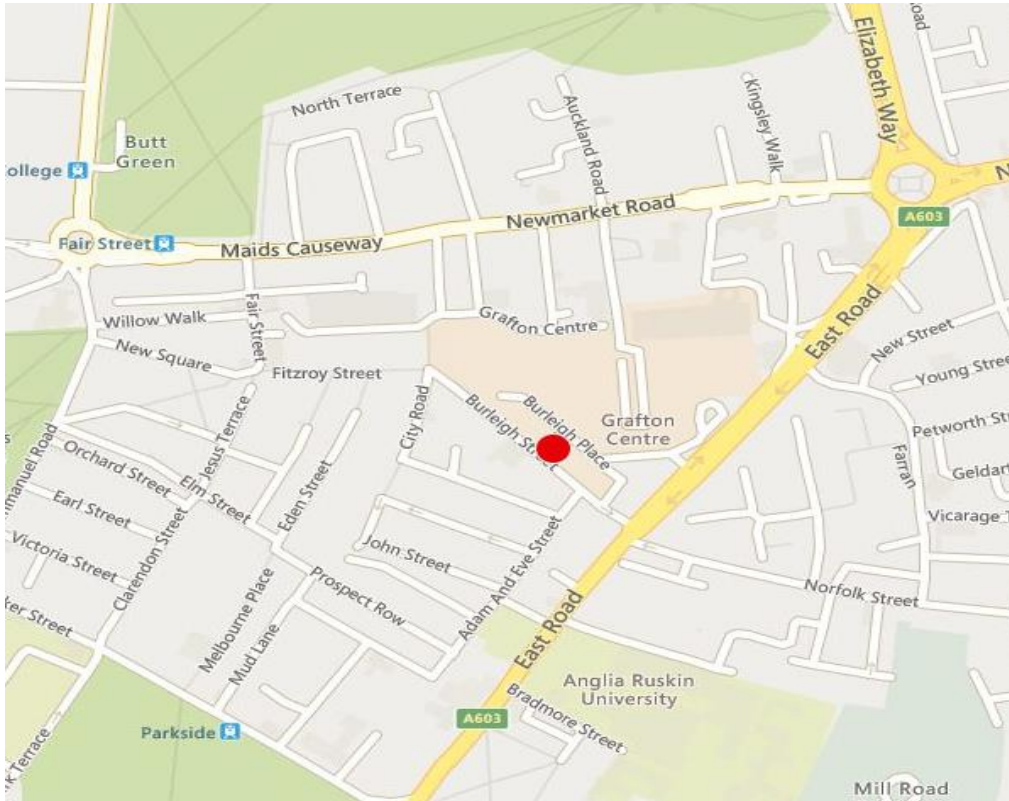
We understand VAT is payable on the rent.

ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information for the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.



LOCATION MAP



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. February 2023

CONTACT

Emma Welbourn
01223 326813/ 07815 039710
Emma.Welbourn@carterjonas.co.uk

Charles Clark
01223 326828 / 07780667063
Charles.Clark@carterjonas.co.uk

carterjonas.co.uk/commercial



Carter Jonas