

TO LET

UNIT 4 121 CHESTERTON ROAD,
CAMBRIDGE,
CB4 3AT

1,854 sq ft
172.24 sq m

- Prominent location
- Modern first floor unit
- Use Class E
- Good levels of natural light
- Less than 1 mile from Cambridge city centre

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LOCATION

121 Chesterton Road is located less than one mile from Cambridge's historic city centre. Situated on the west side of Chesterton Road (A1303), the unit is within short walking distance from a number of university colleges, residential and student accommodation. Local occupiers include Lloyds Bank, Barclays Bank, Sevenoaks Sound and Vison and Co-op Food. The unit is positioned on the corner between Croft Holme Lane and Chesterton Road with fluid vehicle traffic throughout the day.

DESCRIPTION

Unit 4 is a first-floor suite formerly occupied as a Yoga studio. There is a large open plan entrance with class waiting room area and modern kitchen. This leads into one large studio with laminate flooring, air conditioning, natural paint work and skylights which allows for plenty of natural light. There are WC facilities close to the entrance. The suite is accessed off Chesterton Road via a staircase leading up to the unit. The unit fronts onto Chesterton Road and benefits from excellent signage opportunities subject to consent. The premises would be ideal for leisure use such as dance, fitness or yoga studio, educational uses or office.

Floor plans available on request.

ACCOMMODATION

Total: 172.24 sq m / 1,854 sq ft

PLANNING

The premises has Use Class E consent in accordance with the Town and Country Planning (Use Classes) Order 1987 as amended.

TERMS

The unit is available by way of a new lease on terms to be agreed.

RENT

£37,000 per annum exclusive.

RATEABLE VALUE

Current Rates Payable (2022/23): Estimated at £9,344 per annum.

Interested parties are advised to confirm the rateable value by contacting the Local Authority directly.

EPC

B:27

LEGAL COSTS

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

VAT

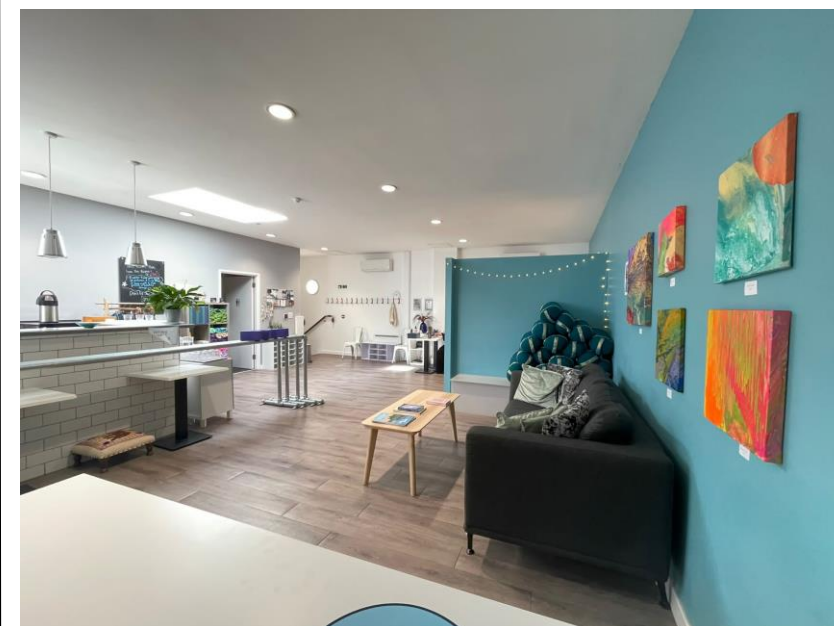
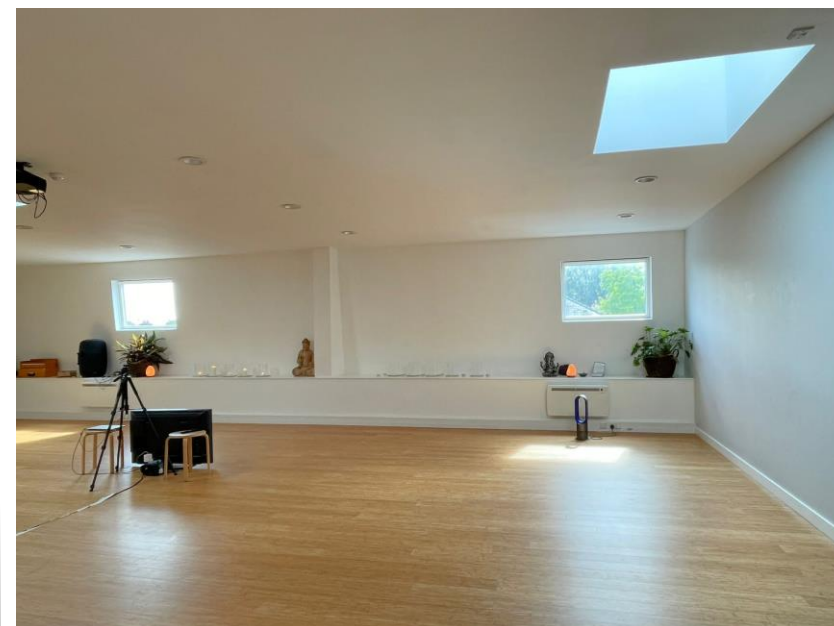
We understand VAT is payable on the rent.

ANTI-MONEY LAUNDERING

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

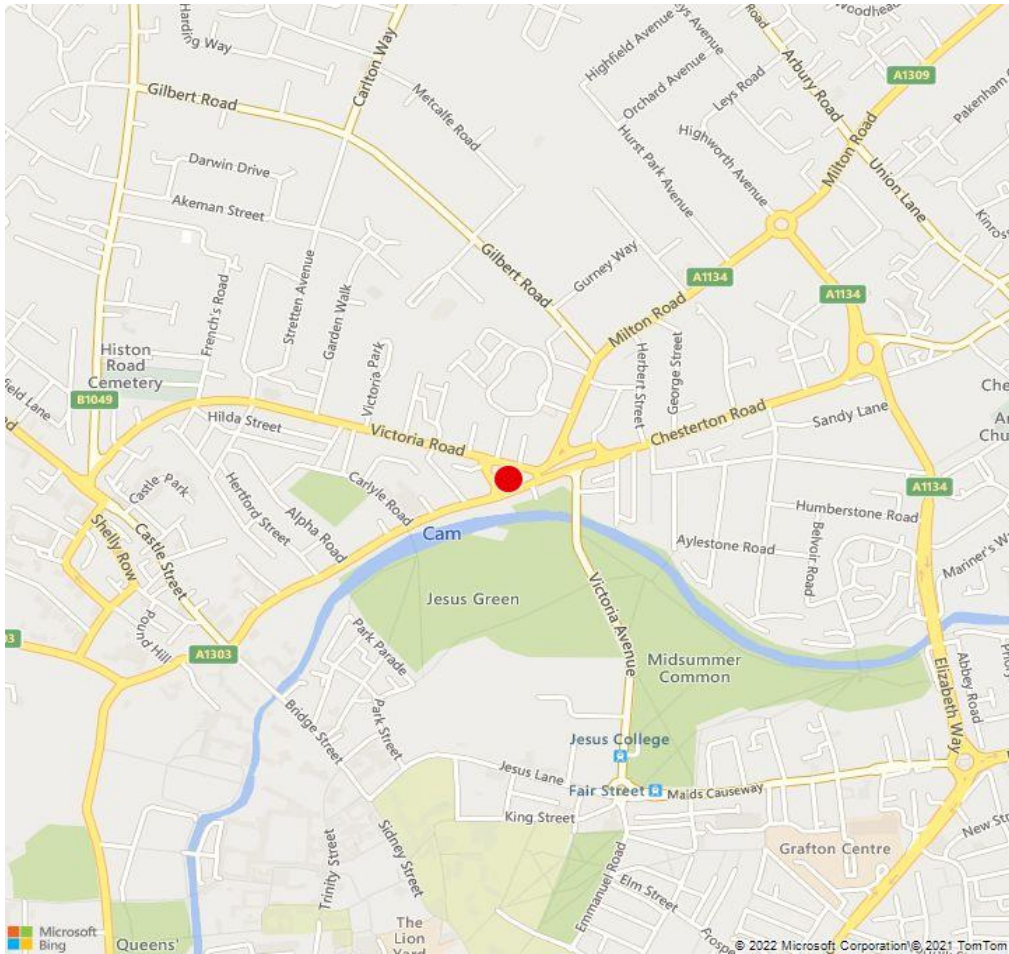
VIEWING

Strictly by appointment with agents.



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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. September 2022.

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