

275 Newmarket Road
Cambridge
CB5 8JE

Central Cambridge two-storey
office / showroom property
with on site car parking

1,620 sq ft

TO RENT



Location

275 Newmarket Road occupies a prominent position on one of Cambridge's main arterial routes, approximately 1.5 miles east of the city centre. The property benefits from excellent connectivity to the A14, M11 and wider regional road network, while Cambridge city centre, Cambridge Railway Station and Cambridge North Station are all easily accessible. The surrounding area provides a wide range of amenities including retail, leisure and food & beverage operators, making it a convenient and well-connected business location.

Description

The property comprises a self-contained two-storey office building with painted brick elevations under a pitched roof, with large single storey brick/block rear extension under a flat roof. The accommodation comprises on the ground floor, a front reception/meeting office (105 ft²) with 2 linked office areas behind (235 & 795 ft²). The first floor comprises 3 offices (107, 76 & 242 ft²) plus kitchen and store totaling 60 ft² and 2 separate lavatories.

Externally, the property includes 3-4 allocated car parking spaces.

Quoting Terms

The property is available to let on lease terms to be agreed.

Use

The property benefits from an E Class use.



Accommodation

	sq ft	sq m
Total	1,620	150.50

Price / Rates and Charges

Rent (per annum exclusive)	£36,000
Business Rates Payable	£15,344
Estate Service Charge	N/A
VAT	Not Applicable
EPC	D (g7)

Legal Costs

Each party to be responsible for their own costs.

Possession

Upon completion of legal formalities.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT.

Viewings and further information

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