



TO LET – A2 RETAIL UNIT

Unit 3
Hobson Square
Great Kneighton
Cambridge
CB2 9EG

1,389 sq ft (129.04 sq m)

- Last remaining unit
- Located within new residential district
- Fronting public community square
- Adjacent to new health and community centre
- Close to primary and secondary schools and guided busway
- Available immediately

Location

The property is located within 'Virido' which forms part of the award winning Great Kneighton development, close to Trumpington and Addenbrookes Hospital / Cambridge Biomedical Campus.

Great Kneighton comprises 2,300 new homes with an estimated 10,000 new residents expected once the Great Kneighton and Trumpington Meadows developments have completed.

The unit fronts Hobson Square, the central commercial hub of the new settlement. The nearest other retail offering is some distance away on Trumpington High Street, and within Addenbrookes Hospital.

Also fronting Hobson Square is a new health and community centre and library, which opened in April 2018. Close by are the new primary and secondary school.

Visitor parking will be available within Hobson Square. Further information regarding the Great Kneighton development can be found at www.greatkneighton.co.uk.

Description

The premises comprise a brand-new, ground floor retail unit with glazed retail frontage which is available for immediate occupation.

The unit has been constructed to a 'shell and core' finish and provides open plan accommodation allowing the new tenant to fit the unit out to their own specification. The unit benefits from dedicated bin and cycle stores which have separate access.

Accommodation

The unit has an approximate gross internal area of 1,389 sq ft (129.04 sq m).

Uniform Business Rates

Business Rates will be payable in addition and the unit is awaiting a rating assessment.

Service Charge

A service charge will be payable with further details available in due course.

Planning

The unit has planning permission for Class A2 (Financial & Professional) use of the Town and Country Planning (Use Classes) Order 1987.

The opening hours are 7 am to 11 pm Monday to Sunday.

All interested parties are advised to make their own enquiries with Cambridge City Council Planning Department on 01223 457 200 regarding their proposed use.

Services

It is understood that mains water, drainage and electricity are available and that the services are capped off.

We have not tested any of the services and all interested parties should reply upon their own enquiries with the relevant utility providers.

Terms

The unit is available on a new business lease for a term to be agreed at a rent of £27,750 per annum, exclusive of VAT and other outgoings.

The lease will incorporate "Green" Lease clauses to assist all parties to fulfil their corporate social responsibilities

Legal Costs

Each party to bear their own legal fees.

EPC

The property has an EPC rating of B (27).

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Mark Drummond

Tel: 01223 213666

Email: mark.drummond@cheffins.co.uk

Luke Davenport

Tel: 01223 213666

Email: luke.davenport@cheffins.co.uk

CHEFFINS



Virido, Great Kneighton

