

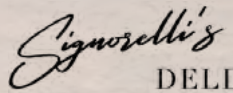
JUBILEE SQUARE

Marleigh, Newmarket Road, Cambridge CB5 8AA

LAST REMAINING UNIT
UNIT 2 - AVAILABLE IMMEDIATELY



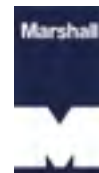
LETTINGS AGREED



JUBILEE SQUARE, MARLEIGH, CB5 8AA
CAMBRIDGE



ALL ENQUIRIES
01223 755110



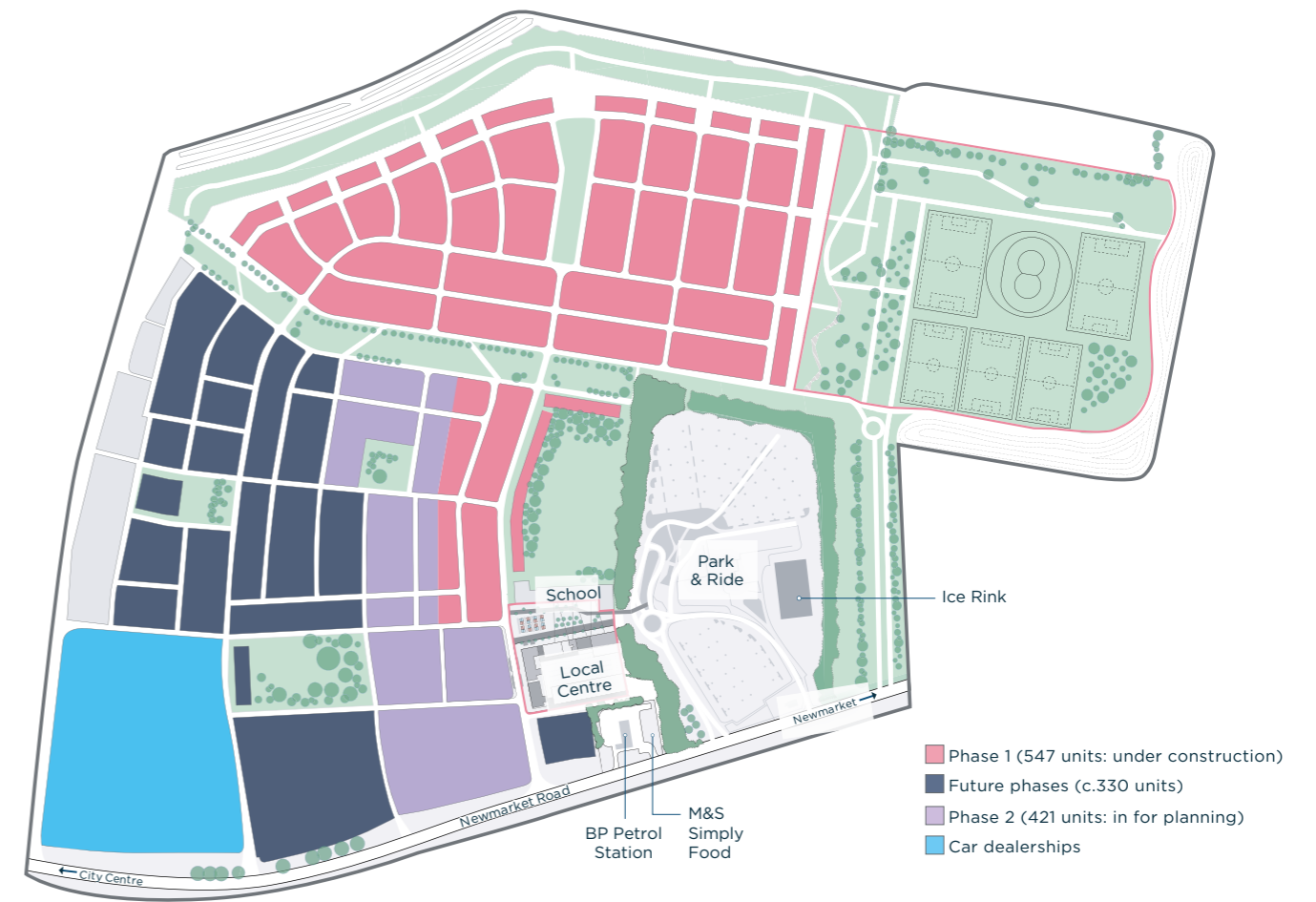
Hill
The Hill Group

LOCATION

MARLEIGH IS LOCATED ON THE NORTH-EAST EDGE OF CAMBRIDGE, APPROXIMATELY TWO MILES FROM THE HISTORIC CITY CENTRE.

Known for its revered university, Cambridge is a thriving city with a booming technology sector, excellent education, stunning architecture and beautiful green spaces.

It is popular with families, professionals and, of course, students. A vibrant cultural scene, plenty of sporting and leisure amenities, and world-class opportunities make Cambridge an extremely attractive place to live, work and study.



BY BIKE



- 1.5 MILES
Cambridge North Station
- 1.8 MILES
Cambridge Business Park
- 2.5 MILES
Cambridge Science Park
- 3.1 MILES
Cambridge Station
- 3.5 MILES
Cambridge Market Square

BY CAR



- 1.5 MILES
A14 (Access to M11)
- 3 MILES
Cambridge Station
- 3 MILES
City Centre Grand Arcade
- 4 MILES
Cambridge Business Park
- 5 MILES
Cambridge Science Park
- 6 MILES
Cambridge North Station

Source: Google Maps



A NEW DESTINATION FOR CAMBRIDGE

WITH UP TO 1,300 NEW HOMES, GREEN SPACES AND FANTASTIC AMENITIES, MARLEIGH WILL BE A NEW DESTINATION FOR CAMBRIDGE, WITH ITS OWN STRONG COMMUNITY.

Jubilee Square, where the commercial units are located, is at the heart of this community. It will host regular events and markets, and feature external seating for a café. There will also be 10 on-street short stay car parking spaces.

Marleigh is an excellent location for a range of retail or commercial businesses, offering purpose-built, high quality accommodation, and access to a large target market.

Situated to the north of Newmarket Road and adjacent to the Newmarket Road Park & Ride, Marleigh has excellent transport links and accessibility. There is a direct pedestrian link to the Park & Ride, with 873 parking spaces, and regular bus services to and from Cambridge city centre.

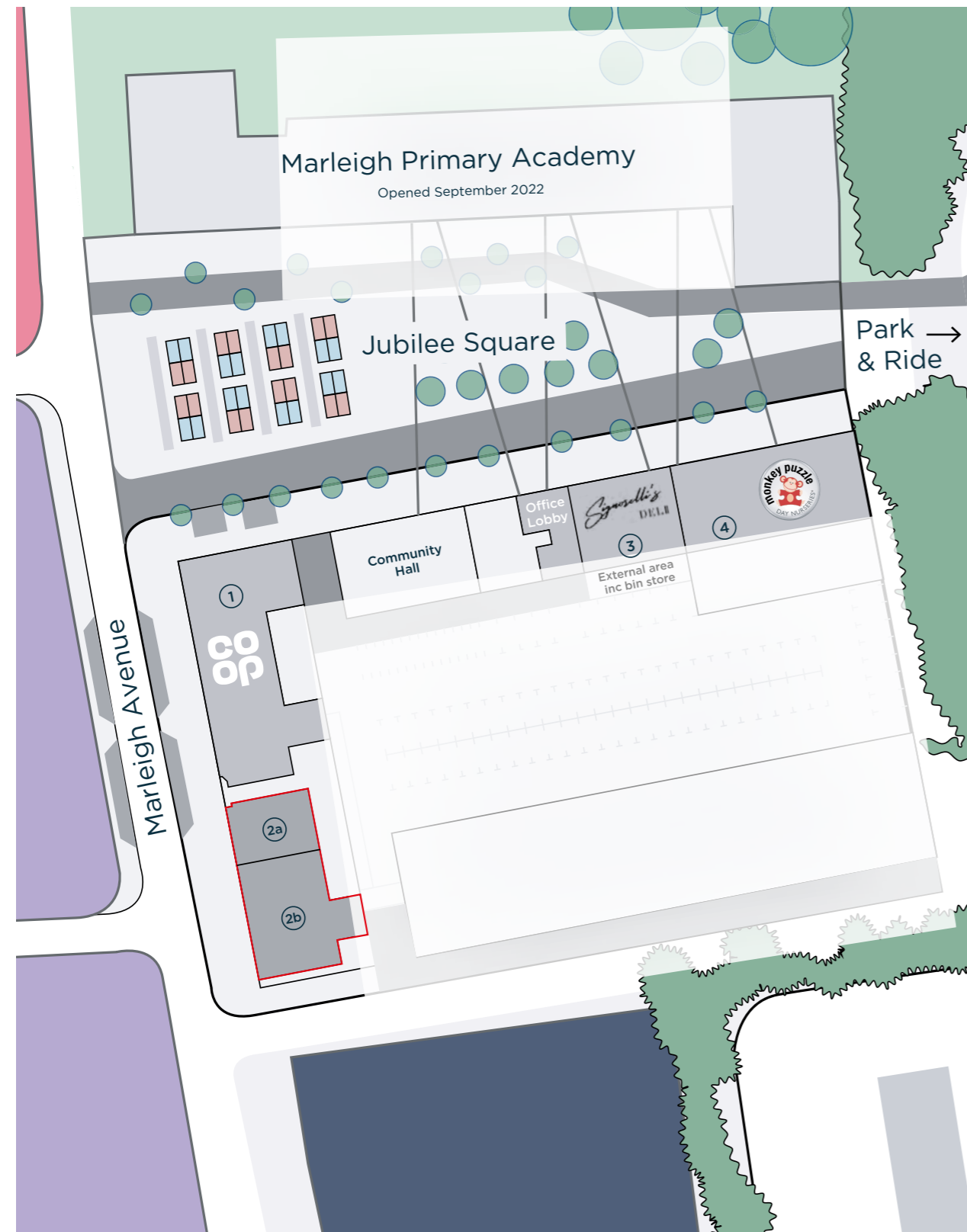


KEY FEATURES

- 1,300 new homes
- 420-place primary school opened in September 2022
- Monkey Puzzle Day Nursery opened in September 2022
- Signorelli's Deli opening pre-Christmas 2022
- Co-Op opening early 2023
- Jubilee Square with space for events and seating
- Community centre
- Sports pitches
- Allotments and woodland walks
- New park



COMMERCIAL SPACE AVAILABLE



THE DETAILS

ACCOMMODATION

UNIT	SQ FT	SQ M	USE
GROUND			
1	LET TO CO OP		
2	3,144	292	Retail (A1)
*This unit could be subdivided as follows:			
2a	1,098	102	Retail (A1)
2b	2,066	192	Retail (A1)
3	LET TO SIGNORELLI'S DELI		
4	LET TO MONKEY PUZZLE		
Office Lobby	740	69	Office (B1)

LEASE TERMS

Available on new lease, terms to be agreed.

BUSINESS RATES

The premises have yet to be assessed for rating purposes.

EPC

An EPC will be prepared following practical completion.

TIMINGS

Unit 2 is available for immediate occupation.

GET IN TOUCH

For more information on the commercial opportunities at Marleigh, or to arrange a viewing, please contact the sole leasing agent:

Neil Perrin
 E: nperrin@mprealestate.co.uk
 M: 07539 582582

"A variety of commercial spaces, conveniently located for the many residents of Marleigh and Cambridge East."

The accuracy of any description, dimensions, references to condition, necessary permissions, for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact and must satisfy themselves as to their accuracy. Neither the letting agent nor their clients nor any of their employees or representatives has any authority to make or give representation or warranty or enter into any contract what ever in relation to the property.

COMMERCIAL SPACE WITH HILL



The Scene, Walthamstow



Eddington market square



Fish Island Village

HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years.

With a staff of over 650, the company operates from five strategically located offices across the South East, with its head office based in Waltham Abbey.

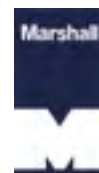
Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations. The commercial spaces Hill creates are carefully considered to complement the developments they are sited on, and serve their communities.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

hill.co.uk



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