

OFFICE

TO LET



Oast House, Malting Lane, Cambridge
CB3 9HF



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Cambridge CB3 9HF



Agreement

To Let



Detail

Office



Rent

£43,500 per annum



Size

1,899 sq ft (176 sq m)



Location

Cambridge, CB3 9HF



Property ID

821.1223804

For Viewing & All Other Enquiries Please Contact:



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Property

High quality open plan offices in a converted 19th Century Maltings Building. The accommodation benefits from good levels of natural light, central heating, one car parking space, part furnished with desks, is carpeted throughout and is largely double height. There is a part first floor which provides a kitchenette, a meeting room, mezzanine storage and two WCs, one with a shower.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	ft ²	m ²
Ground floor	1,545	144
First floor	266	25
Mezzanine storage	88	8
Total NIA	1,899	176

Energy Performance Certificate

Rating: D (88)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Cambridge
Description: Offices and Premises
Rateable Value: £40,750

Please click on the below link for an indication of the likely annual business rates payable.

<https://www.gov.uk/calculate-your-business-rates>

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Internal Repairing lease, for a term to be agreed.

Rent

£43,500 per annum inclusive of gas, water and buildings insurance. The tenant is responsible for all other outgoings including business rates and electricity.

VAT

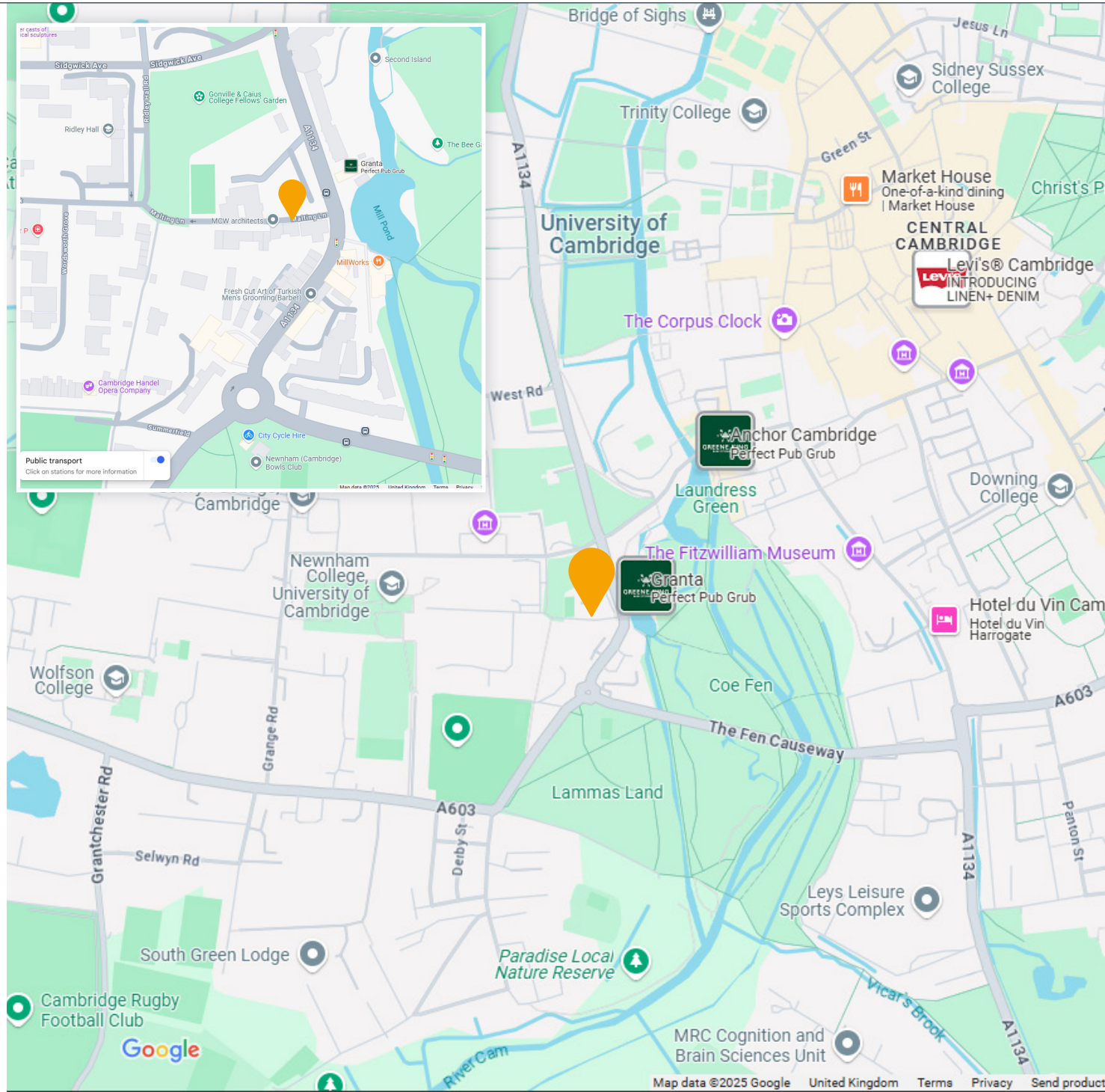
VAT is **not** payable on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property is situated on a quiet lane just off Newnham Road, which forms part of Cambridge's ring road. The property is only 0.7 miles from the historic city centre and is in close proximity to the River Cam and the open green spaces at Lammas Land, Coe Fen and the famous Cambridge Backs. Cambridge Train Station is 1.3 miles distant and provides fast and frequent rail links to London with King's Cross just 50 minutes away and London Liverpool Street, just 1 hour and 15 minutes. The office is within close proximity of The Granta pub, Millworks restaurant plus many other leisure and retail premises within a short walk.





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